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DFED 2001-05287

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FOR RECORDING PURPOSES

## SPECIAL WARRANTY DEED

CHARLES C. MYERS FAMILY LIMITED PARTNERSHIP II, a Nebraska limited partnership ("Grantor"), in consideration of One Dollar and other good and valuable consideration received from LANE BUILDING CORP., a Nebraska corporation ("Grantee"), hereby conveys to Grantee the real estate situated in Douglas County, Nebraska, legally described on Exhibit "A" annexed hereto and by this reference incorporated herein.

Grantor covenants with Grantee that Grantor (i) is lawfully seised of such real estate and that it is free from all liens and encumbrances except those matters identified on Exhibit "B" attached hereto and by this reference incorporated herein and real estate taxes becoming delinquent in 2001; (ii) has legal power and lawful authority to convey the same; and (iii) warrants and will defend title to the real estate against the lawful claims of all persons claiming by, through or under it.

DATED: May 1 7, 2001

CHARLES C. MYERS FAMILY LIMITED PARTNERSHIP II, a Nebraska limited partnership

BKP C/O COMP

By Charles C. Myers, General Partner

STATE OF NEBRASKA )

SS.

COUNTY OF DOUGLAS )

The foregoing instrument was acknowledged before me this <u>Lat</u> day of May, 2001, by CHARLES C. MYERS, the sole General Partner of CHARLES C. MYERS FAMILY LIMITED PARTNERSHIP II, a Nebraska limited partnership, on behalf of said partnership.

GENERAL NOTARY-State of Nebraska

JUDITH L. VACCARO

My Comin. Exp. Nov. 5, 2002

Motary Public

Box 35 -

23741)

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## EXHIBIT "A"

## LEGAL DESCRIPTION

That part of the West Half of the Southeast Quarter of Section 30, Township 15 North, Range 11 East of the 6th P.M., Douglas County, Nebraska, described as follows:

Beginning at the northwest corner of the said West Half of the Southeast Quarter of Section 30;

Thence North 87°10'15" East (assumed bearings) for 856.04 feet along the north line of the said West Half of the Southeast Quarter of Section 30 to the centerline of the existing creek;

Thence south along said centerline for the next nine courses:

- Thence South 14'19'05" East for 255.62 feet; 1)
- Thence along a curve to the left (having a radius of 500.00 feet and a long chord 2) bearing South 18\*20'14" East for 70.09 feet) for an arc length of 70.15 feet;
- Thence along a curve to the right (having a radius of 250.00 feet and a long chord 3) bearing South 08'35'57" East for 118.90 feet) for an arc length of 120.05 feet;
- Thence South 05'09'29" West for 163.24 feet; 4)
- Thence South 03'53'51" West for 137.33 feet; 5)
- Thence along a curve to the left (having a radius of 300.00 feet and a long chord 6) bearing South 11\*32'09" East for 159.67 feet) for an arc length of 161.62 feet;
- Thence along a curve to the right (having a radius of 350.00 feet and a long chord bearing South 00°16'33" East for 191.30 feet) for an arc length of 193.77 feet;
- Thence along a curve to the left (having a radius of 350.00 feet and a long chord bearing South 11'40'13" East for 197.89 feet) for an arc length of 200.62 feet;
- Thence South 28'05'30" East for 97.87 feet; Thence South 78'51'41" West for 41.82 feet; Thence South 68'59'07" West for 330.08 feet;

Thence South 87\*24'47" West for 674.04 feet to the west line of the said West Half of the Southeast Quarter of Section 30;

Thence North 02°35'13" West for 1471.78 feet to the Point of Beginning. Contains 31.194 acres.

March 19, 20001 LAMP, RYNEARSON & ASSOCIATES, INC. 00052.00 003 (PH1 West of the Channel)

## EXHIBIT "B"

- Notice of Filing of Corridor Designation Protection filed June 25, 1986 in Book 779 at Page 35, Miscellaneous Records, Douglas County, Nebraska.
- 2. Lack of Access to and from land.