

DEED

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JUN 27 2003 11:43 P 2

Nebr Doc Stamp Tax

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Date

S. P. S.

RICHARD & TAKECHI REGIST FOR DEEDS

MECETVED PARTS OF NW NE

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CORPORATION WARRANTY DEED

Celebrity Homes, Inc., a Nebraska corporation, Grantor, in consideration of One Dollar (\$1.00) and other valuable consideration received from Grantee, Celebrity Townhomes, Inc., a Nebraska corporation, conveys to Grantee, the following-described real estate (as defined in Neb. Rev. Stat. § 76-201):

See Exhibit "A-2", attached hereto and incorporated herein by this reference.

Grantor covenants (jointly and severally, if more than one) with Grantee that Grantor:

- a. is lawfully seised of such real estate and that it is free from encumbrances, except easements, reservations, covenants and restrictions of record;
- b. has legal power and lawful authority to convey the same; and
- warrants and will defend title to the real estate against the lawful claims of all persons.

Transaction is exempt from Documentary Stamp Tax pursuant to Neb. Rev. Stat. \S 76 902(5)(b).

Executed this 27 day of JG

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2 BAP 35-16-1600 COMP

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CELEBRITY HOMES, INC., a Nebraska corporation, Grantor

Sale L. Larsen, President

STATE OF NEBRASKA

) \$5.

COUNTY OF DOUGLAS

The foregoing instrument was acknowledged before me on the <u>J7</u> day of <u>JUNE</u>, 2003, by Gale L. Larsen as President of Celebrity Homes, Inc., a Nebraska corporation, on behalf of the corporation.

GENERAL, NOTARY - State of Nebraska KUFIT F. TJADEN My Comm. Exp. May 23, 2005

Notary Public

Kurt F. Tjaden Koley Jessen P.C. 1125 South 103rd Street, #800 Omaha, NE. 68124

Please Return To:

219970.1

EXHIBIT "A-2"

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE NE1/4 OF SECTION 35, TOWNSHIP 16 NORTH, RANGE 11 EAST OF THE 6TH P.M. DOUGLAS COUNTY NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NE1/4 OF SECTION 35; THENCE S02° 55'40"E (ASSUMED BEARING) ALONG THE WEST LINE OF SAID NE1/4 OF SECTION 35, A DISTANCE OF 33.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF IDA STREET SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE N87°20'33"E ALONG SAID SOUTH RIGHT-OF-WAY LINE OF IDA STREET, A DISTANCE OF 487.64 FEET; THENCE S02°39'27"E, A DISTANCE OF 140.29 FEET; THENCE N87°20'33"E, A DISTANCE OF 28.26 FEET; THENCE S02°39'27"E, A DISTANCE OF 140.29 FEET; THENCE S62°46'15"E, A DISTANCE OF 64.41 FEET; THENCE S36°32'21"E, A DISTANCE OF 609.18; THENCE S30°59'55"W, A DISTANCE OF 1127.04 FEET; THENCE N59°00'05"W, A DISTANCE OF 113.71 FEET; THENCE SOUTHERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 175.00 A DISTANCE OF 82.37 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S01°33'35"W, A DISTANCE OF 81.62 FEET; THENCE S02°55'31"E, A DISTANCE OF 385.00 FEET; THENCE S87°08'13"W, A DISTANCE OF 165.00 FEET TO A POINT ON SAID WEST LINE OF THE NE1/4 OF SECTION 35, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 306, STONE PARK, A SUBDIVISION LOCATED IN THE NW1/4 OF SAID SECTION 35; THENCE N02°55'31"W ALONG SAID WEST LINE OF THE NE1/4 OF SECTION 35, SAID LINE ALSO BEING THE EAST LINE OF SAID STONE PARK, A DISTANCE OF 882.46 FEET TO THE NORTHWEST CORNER OF THE SW1/4 OF SAID NE1/4 OF SECTION 35; THENCE N02°55'40"W ALONG SAID WEST LINE OF THE NE1/4 OF SECTION 35, SAID LINE ALSO BEING SAID EAST LINE OF STONE PARK, AND THE NORTHERLY EXTENSION THEREOF, A DISTANCE OF 1292.83 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS AN AREA OF 1,158,5874 SQUARE FEET OR 26.598 ACRES MORE OR LESS.