



DEED 2004001982



JAN 06 2004 09:08 P 3

Nebr Doc Stamp Tax
1/6/04
Date
\$ 10.150 <sup>00</sup>
By [Signature]

Received - RICHARD TAKECHI  
Register of Deeds, Douglas County, NE  
1/6/2004 9:08:44 AM



2004001982

**CORPORATE WARRANTY DEED**

JAJO LAND COMPANY, a corporation organized and existing under the laws of Nebraska, Grantor, in consideration of the sum of One Dollar (\$1) and other valuable consideration received from Grantee, HORGAN DEVELOPMENT COMPANY, a Nebraska corporation, conveys to Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201) (the "Property"):

*See Exhibit "A" attached hereto and incorporated by reference herein as though fully set forth.*

Grantor covenants with Grantees that Grantor is lawfully seised of such Property and that it is free from encumbrances, except for:

- 1) current taxes and assessments which are a lien not yet delinquent;
- 2) any matter of record or not of record that in any way affects title to the Property which resulted from the acts or omissions of Grantee;
- 3) applicable laws, regulations, zoning regulations and ordinances, whether federal, state or local;
- 4) easements, rights-of-way, reservations, covenants and restrictions of record; future special assessments for public improvements completed subsequent to March 13, 2003; and
- 5) "greenbelt" tax recapture, if any.

That Grantor has the right and lawful authority to convey the same; and that Grantor warrants and will defend the title to said premises against the lawful claims of all persons whomsoever.

Executed: January 2, 2004

Attested:

JAJO LAND COMPANY, a Nebraska corporation

By: Joyce Z. North  
Joyce Z. North, Secretary

By: John E. North  
John E. North, President

Deed

FEE 15.00 FB 01-60000

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1 BKP 3-15-11 C/O \_\_\_\_\_ COMP \_\_\_\_\_

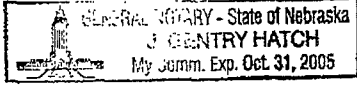
DEL \_\_\_\_\_ SCAN \_\_\_\_\_ FV \_\_\_\_\_

Box 35  
003-1397

252557  
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State of Nebraska )  
  ) ss.  
County of Douglas )

The foregoing instrument was acknowledged before me on this 2nd day of January 2004, by John E. North, President of JAJO Land Company, a Nebraska Corporation, on behalf of the corporation.



*J. Gentry Hatch*  
\_\_\_\_\_  
Notary Public

Exhibit "A"

**Legal Description**

PARCEL ONE:

The West One Fourth (W1/4) of the South One Half (S1/2) of the Northwest One Fourth (NW1/4) of Section 3, Township 15 North, Range 11, East of the 6th P.M., Douglas County, Nebraska.

PARCEL TWO:

Tract I: That part of the N1/2 of the NW1/4 of Section 3, T15N, R11E of the 6th P.M., Douglas County, Nebraska lying East of the following described line: Commencing at the NW corner of said N1/2; thence N 89°18'20" E (assumed bearing) on the North line of said N1/2, 1077.62 feet to the point of beginning; thence S 4°07'31" E, 175.85 feet; thence S 41°06'54" E, 89.01 feet; thence S 10°07'27" E, 91.93 feet; thence S 38°06'58" E, 88.45 feet; thence S 8°52'21" W, 303.31 feet; thence S 75°22'38" W, 121.95 feet; thence S 32°22'16" W, 96.23 feet; thence S 8°22'21" W, 282.74 feet; thence S 10°07'27" E, 121.27 feet; thence S 13°07'24" E, 103.75 feet to a point on the South line of said N1/2 said point also being 1006.94 feet East of SW corner of said N1/2; thence N 89°22'34" E, 1635.00 feet to the SE corner of said N1/2; thence Northerly on the East line of said N1/2, 1314.83 feet to the NE corner of said N1/2; thence S 89°18'20" W on the North line of said N1/2 1560.75 feet to the point of beginning.

Tract II: The W1/2 of the NE1/4 of Section 3, T15N, R11E of the 6th P.M., Douglas County, Nebraska, except that part described as follows: Beginning at the NE corner of the West 1/2 of the NE1/4 of said Section 3; thence Southerly on the East line of the West 1/2 of the NE1/4 of said Section 3, a distance of 208.71 feet; thence Westerly on a line 208.71 feet South from and parallel to the North line of the West 1/2 of the NE1/4 of said Section 3, a distance of 208.71 feet; thence Northerly on a line 208.71 feet West from and parallel to the East line of the West 1/2 of the NE1/4 of said Section 3, a distance of 208.71 feet to a point on the North line of the West 1/2 of the NE1/4 of said Section 3; thence Easterly on the North line of the West 1/2 of the NE1/4 of said Section 3 a distance 208.71 feet to the Point of Beginning. And except that part described as follows: Beginning on the N1/4 corner of said Section 3-15-11; thence N 89°27'02" E (assumed bearing) on the North line of the NE1/4 of said Section 3, 533.93 feet; thence South on a line 533.93 feet East of and parallel to the West line of the NE1/4 of said Section 3, 407.94 feet; thence S 89°27'02" W, on a line 407.94 feet South of an parallel to the North line of the NE1/4 of said Section 3, 533.93 feet to a point on the West line of the NE1/4 of said Section 3; thence North on the West line of the NE1/4 of said Section 3; 407.94 feet to the point of beginning.

PARCEL THREE:

The East Three-Fourths (3/4) of the South One-Half (S1/2) of the Northwest One-Fourth (NW1/4) of Section 3, Township 15 North, Range 11, East of the 6th P.M., Douglas County, Nebraska.