



DEED 2004167734



DEC 29 2004 10:17 P 8

Nebr Doc
Stamp Tax
12-29-04
Date
\$ 6.25
By *[Signature]*

Received - RICHARD TAKECHI
Register of Deeds, Douglas County, NE
12/29/2004 10:17:36.81



2004167734

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, THAT CELEBRITY HOMES, INC., a CORPORATION organized and existing under and by virtue of the laws of the State of NEBRASKA, in consideration of one dollar ("*\$1.00*") received from grantees, does grant, bargain, sell, convey and confirm unto, **CELEBRITY TOWNHOMES, INC.** herein called the grantee whether one or more, the following described real estate (as defined in Neb. Rev. Stat. § 76-201) **IN DOUGLAS COUNTY, NEBRASKA:**

See Exhibit "A" attached hereto and made a part thereof

GRANTOR covenants (jointly and severally, if more than one) with GRANTEE that GRANTOR:

1. is lawfully seized of such real estate and that it is free from encumbrances EXCEPT Covenants, Easements, Restrictions and other encumbrances of record and all subsequent real estate taxes and special assessments;
2. has legal power and lawful authority to convey the same;
3. warrants and will defend title to the real estate against the lawful claims of all persons.

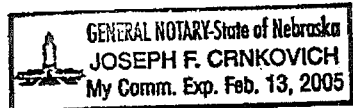
Executed: December 20, 2004

CELEBRITY HOMES, INC.

By *[Signature]* President
Gale L. Larsen - President

STATE OF NEBRASKA,
County of DOUGLAS On this *20th December, 2004* before me, a Notary Public in and for said County, personally appeared Gale L. Larsen, President of Celebrity Homes, Inc. to me personally known who being by me duly sworn did say that he is President of said Celebrity Homes, Inc., that the seal affixed to said instrument is the seal of said Celebrity Homes, Inc. and acknowledged the execution thereof to be his voluntary act and deed as such office and the voluntary act and deed.

[Signature] Notary Public
My commission expires: _____



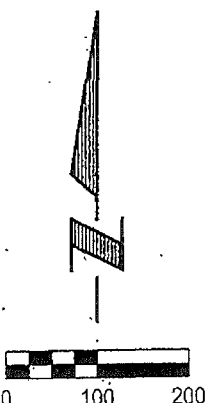
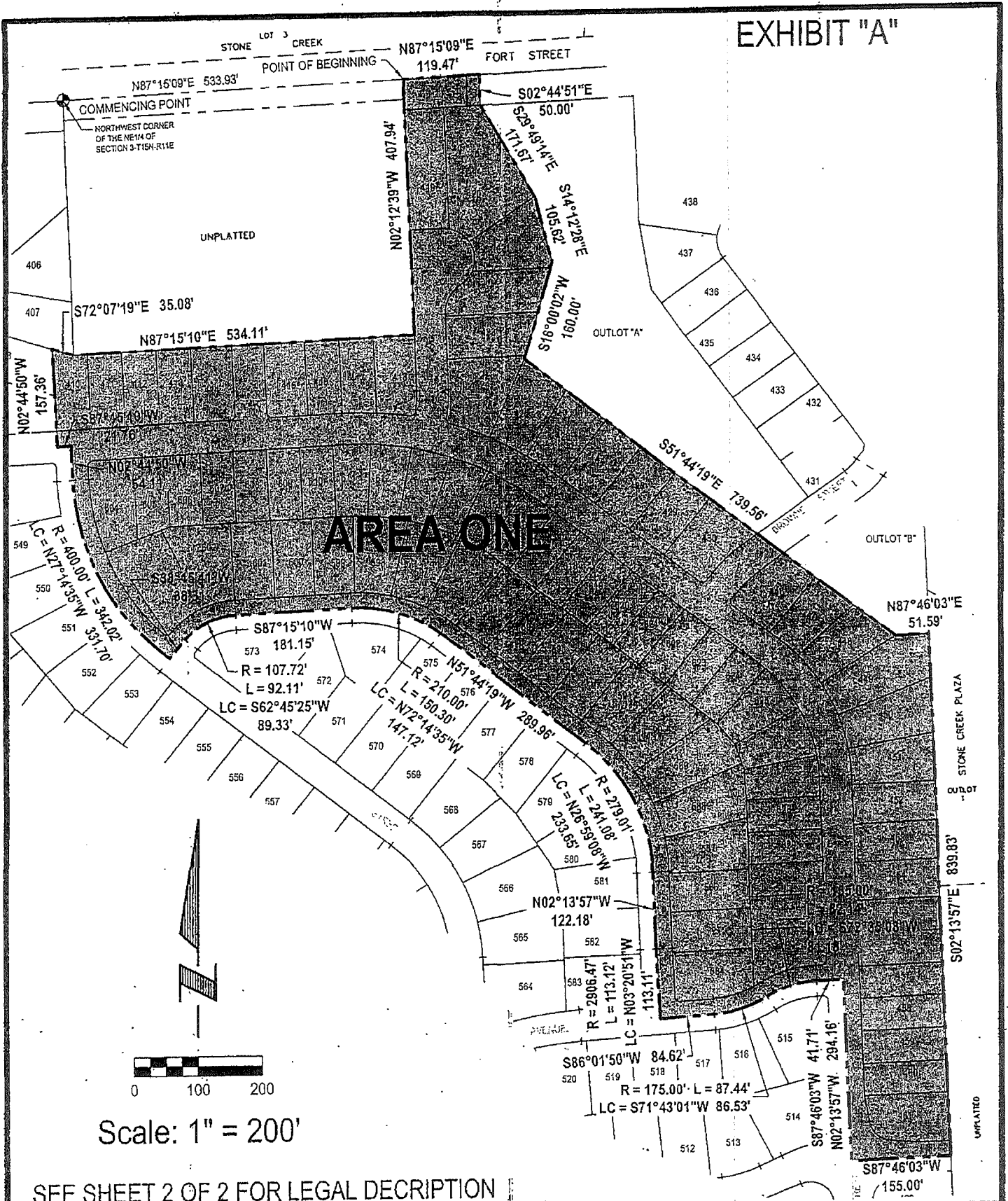
Return to:
Celebrity Homes
14002 L St
Omaha, NE 68135

Deed 8/1

40⁵⁰ 01.60000

FEE _____ FB _____
BKPS *15.11* C/O _____ COMP _____
DEL _____ SCAN _____ FV _____

EXHIBIT "A"



Scale: 1" = 200'

SEE SHEET 2 OF 2 FOR LEGAL DECRPTION

E&A CONSULTING GROUP, INC.
 ENGINEERS • PLANNERS • SURVEYORS
 12001 Q STREET OMAHA, NE 68137 PHONE: (402) 895-4700

Drawn by: DAS Chkd by: *WAC 12-13-04* Chkd by:

Job No.: 2003192.01 Date: 11/29/2004 SHEET 1 OF 2

PROPOSED STONE RIDGE

OMAHA, NEBRASKA

EXHIBIT "A"

LEGAL DESCRIPTION: AREA ONE

A TRACT OF LAND LOCATED IN THE NORTH 1/2 OF SECTION 3, TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NE1/4 OF SAID SECTION 3; THENCE N87°15'09"E (ASSUMED BEARING) ALONG THE NORTH LINE OF SAID NE1/4 OF SECTION 3, A DISTANCE OF 533.93 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N87°15'09"E ALONG SAID NORTH LINE OF THE NE1/4 OF SECTION 3, A DISTANCE OF 119.47 FEET; THENCE S02°44'51"E, A DISTANCE OF 50.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF FORT STREET; THENCE S29°49'14"E, A DISTANCE OF 171.67 FEET; THENCE S14°12'28"E, A DISTANCE OF 105.62 FEET; THENCE S16°00'02"W, A DISTANCE OF 160.00 FEET; THENCE S51°44'19"E, A DISTANCE OF 739.56 FEET; THENCE N87°46'03"E, A DISTANCE OF 51.59 FEET TO A POINT ON THE WEST LINE OF OUTLOT 1, STONE CREEK PLAZA, A SUBDIVISION LOCATED IN SAID NE1/4 OF SECTION 3; THENCE S02°13'57"E ALONG SAID WEST LINE OF OUTLOT 1, STONE CREEK PLAZA AND THE SOUTHERLY EXTENSION THEREOF, A DISTANCE OF 839.83 FEET; THENCE S87°46'03"W, A DISTANCE OF 155.00 FEET; THENCE N02°13'57"W, A DISTANCE OF 294.16 FEET; THENCE S87°46'03"W, A DISTANCE OF 41.71 FEET; THENCE SOUTHWESTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 155.00 FEET, A DISTANCE OF 82.14 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S72°35'08"W, A DISTANCE OF 81.18 FEET; THENCE SOUTHWESTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 175.00 FEET, A DISTANCE OF 87.44 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S71°43'01"W, A DISTANCE OF 86.53 FEET; THENCE S86°01'50"W, A DISTANCE OF 84.62 FEET; THENCE NORTHERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 2906.47 FEET, A DISTANCE OF 113.12 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N03°20'51"W, A DISTANCE OF 113.11 FEET; THENCE N02°13'57"W, A DISTANCE OF 122.18 FEET; THENCE NORTHWESTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 279.01 FEET, A DISTANCE OF 241.08 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N26°59'08"W, A DISTANCE OF 233.65 FEET; THENCE N51°44'19"W, A DISTANCE OF 289.96 FEET; THENCE WESTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 210.00 FEET, A DISTANCE OF 150.30 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N72°14'35"W, A DISTANCE OF 147.12 FEET; THENCE S87°15'10"W, A DISTANCE OF 181.15 FEET; THENCE SOUTHWESTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 107.72 FEET, A DISTANCE OF 92.11 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S62°45'25"W, A DISTANCE OF 89.33 FEET; THENCE S38°15'41"W, A DISTANCE OF 38.31 FEET; THENCE NORTHERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 400.00 FEET, A DISTANCE OF 342.02 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N27°14'35"W, A DISTANCE OF 331.70 FEET; THENCE N02°44'50"W, A DISTANCE OF 54.11 FEET; THENCE S87°15'10"W, A DISTANCE OF 21.76 FEET; THENCE N02°44'50"W, A DISTANCE OF 157.36 FEET; THENCE S72°07'19"E, A DISTANCE OF 35.08 FEET; THENCE N87°15'10"E, A DISTANCE OF 534.11 FEET; THENCE N02°12'39"W, A DISTANCE OF 407.94 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS AN AREA OF 865,646 SQUARE FEET OR 19.873 ACRES, MORE OR LESS.

SAID TRACT OF LAND CONTAINS 5,985 SQUARE FEET OR 0.137 ACRES, MORE OR LESS, OF 50.00 FOOT FORT STREET RIGHT-OF-WAY.

SEE SHEET 1 OF 2 FOR DRAWING



E&A CONSULTING GROUP, INC.
ENGINEERS • PLANNERS • SURVEYORS
12001 Q STREET OMAHA, NE 68137 PHONE: (402) 895-4700

PROPOSED STONE RIDGE
OMAHA, NEBRASKA

Drawn by: DAS Chkd by: *wmc 12-13-04* Chkd by: _____

Job No.: 2003192.01 Date: 11/29/2004 SHEET 2 OF 2

EXHIBIT "A"

COMMENCING POINT N87°15'09"E 894.62'

NORTHWEST CORNER OF THE NE1/4 OF SECTION 3-T15N-R11E

POINT OF BEGINNING N87°15'09"E 216.02'

FORT STREET

N02°44'51"W 50.00'

N02°02'46"W 198.03'

N09°44'56"W 113.57'

S02°13'23"E 209.00'

UNPLATTED

N87°06'15"E 208.64'

6

AREA TWO

OUTLOT "A"

N36°00'55"W 415.95'

S02°13'57"E 416.57'

PLAZA

CREEK

STONE

BROWNE STREET

R = 100.00'
L = 95.05'
LC = S60°32'19"W 91.51'

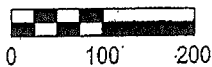
7

OUTLOT "B"

BROWNE

S53°38'23"W 70.06'

N36°21'37"W 25.00'



Scale: 1" = 200'

SEE SHEET 2 OF 2 FOR LEGAL DESCRIPTION



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PROPOSED STONE RIDGE
OMAHA, NEBRASKA

Drawn by: DAS Chkd by: WAC-12-13-04 Chkd by: _____
Job No.: 2003192.01 Date: 11/29/2004 SHEET 1 OF 2

EXHIBIT "A"

LEGAL DESCRIPTION: AREA TWO

A TRACT OF LAND LOCATED IN THE NE1/4 OF SECTION 3, TOWNSHIP 15 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 3; THENCE N87°15'09"E (ASSUMED BEARING) ALONG THE NORTH LINE OF SAID NE1/4 OF SECTION 3, A DISTANCE OF 894.62 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N87°15'09"E ALONG SAID NORTH LINE OF THE NE1/4 OF SECTION 3, A DISTANCE OF 216.02 FEET; THENCE S02°13'23"E, A DISTANCE OF 209.00 FEET; THENCE N87°06'15"E; A DISTANCE OF 208.64 FEET TO A POINT ON THE WEST LINE OF LOT 6, STONE CREEK PLAZA, A SUBDIVISION LOCATED IN SAID NE1/4 OF SECTION 3; THENCE S02°13'57"E ALONG SAID WEST LINE OF LOT 6, STONE CREEK PLAZA, AND ALSO THE WEST RIGHT-OF-WAY LINE OF BROWNE STREET, A DISTANCE OF 416.57 FEET; THENCE SOUTHWESTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 100.00 FEET, A DISTANCE OF 95.05 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S60°32'19"W, A DISTANCE OF 91.51 FEET; THENCE SOUTHWESTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 100.00 FEET, A DISTANCE OF 35.48 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S43°28'29"W, A DISTANCE OF 35.30 FEET; THENCE S53°38'23"W, A DISTANCE OF 70.06 FEET; THENCE N38°21'37"W, A DISTANCE OF 25.00 FEET; THENCE N36°00'55"W, A DISTANCE OF 415.95 FEET; THENCE N09°44'56"W, A DISTANCE OF 113.57 FEET; THENCE N02°02'46"W, A DISTANCE OF 198.03 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF FORT STREET; THENCE N02°44'51"W, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS AN AREA OF 204,836 SQUARE FEET OR 4.702 ACRES, MORE OR LESS.

SAID TRACT OF LAND CONTAINS 10,790 SQUARE FEET OR 0.248 ACRES, MORE OR LESS, OF FORT STREET RIGHT-OF-WAY.

SEE SHEET 1 OF 2 FOR DRAWING



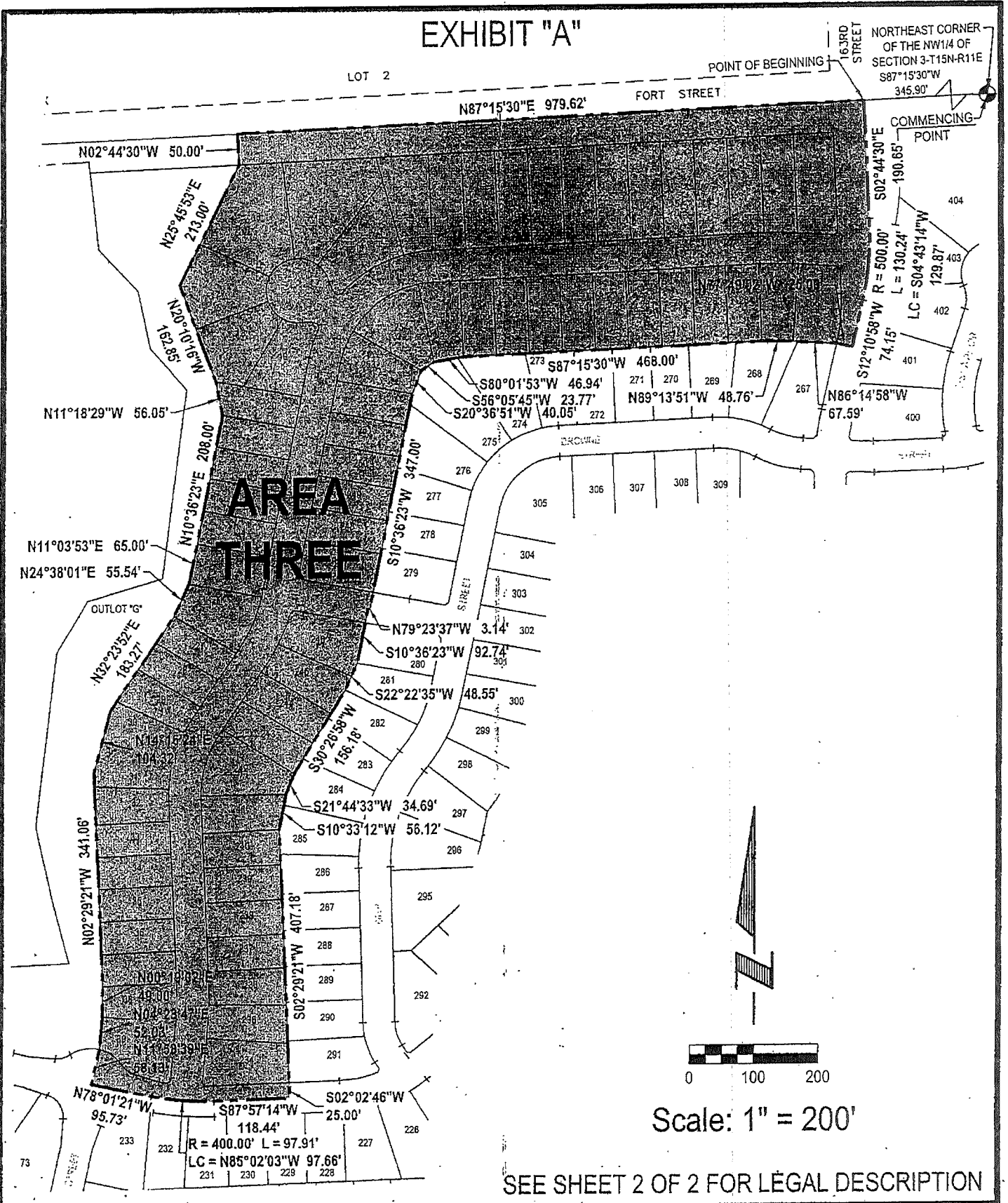
E&A CONSULTING GROUP, INC.
ENGINEERS • PLANNERS • SURVEYORS
12001 Q STREET OMAHA, NE 68137 PHONE: (402) 895-4700

PROPOSED STONE RIDGE
OMAHA, NEBRASKA

Drawn by: DAS Chkd by: *WAC 12-13-04* Chkd by: _____

Job No.: 2003192.01 Date: 11/29/2004 SHEET 2 OF 2

EXHIBIT "A"



E&A CONSULTING GROUP, INC.
 ENGINEERS • PLANNERS • SURVEYORS
 12001 Q STREET OMAHA, NE 68137 PHONE: (402) 895-4700

Drawn by: DAS Chkd by: WAC 12-13-04 Chkd by: _____

Job No.: 2003192.01 Date: 11/29/2004 SHEET 1 OF 2

PROPOSED STONE RIDGE
 OMAHA, NEBRASKA

EXHIBIT "A"

LEGAL DESCRIPTION: AREA THREE

A TRACT OF LAND LOCATED IN THE NW1/4 OF SECTION 3, TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NW1/4 OF SECTION 3; THENCE S87°15'30"W (ASSUMED BEARING) ALONG THE NORTH LINE OF SAID NW1/4 OF SECTION 3, A DISTANCE OF 345.90 FEET TO THE POINT OF BEGINNING; THENCE S02°44'30"E, A DISTANCE OF 190.65 FEET; THENCE SOUTHERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 500.00 FEET, A DISTANCE OF 130.24 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S04°43'14"W, A DISTANCE OF 129.87 FEET; THENCE S12°10'58"W, A DISTANCE OF 74.15 FEET; THENCE N77°49'02"W, A DISTANCE OF 25.00 FEET; THENCE N86°14'58"W, A DISTANCE OF 67.59 FEET; THENCE N89°13'51"W, A DISTANCE OF 48.76 FEET; THENCE S87°15'30"W, A DISTANCE OF 468.00 FEET; THENCE S80°01'53"W, A DISTANCE OF 46.94 FEET; THENCE S56°05'45"W, A DISTANCE OF 23.77 FEET; THENCE S20°36'51"W, A DISTANCE OF 40.05 FEET; THENCE S10°36'23"W, A DISTANCE OF 347.00 FEET; THENCE N79°23'37"W, A DISTANCE OF 3.14 FEET; THENCE S10°36'23"W, A DISTANCE OF 92.74 FEET; THENCE S22°22'35"W, A DISTANCE OF 48.55 FEET; THENCE S30°26'58"W, A DISTANCE OF 156.18 FEET; THENCE S21°44'33"W, A DISTANCE OF 34.69 FEET; THENCE S10°33'12"W, A DISTANCE OF 56.12 FEET; THENCE S02°29'21"E, A DISTANCE OF 407.18 FEET; THENCE S02°02'46"E, A DISTANCE OF 25.00 FEET; THENCE S87°57'14"W, A DISTANCE OF 118.44 FEET; THENCE NORTHWESTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 400.00 FEET, A DISTANCE OF 97.91 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N85°02'03"W, A DISTANCE OF 97.66 FEET; THENCE N78°01'21"W, A DISTANCE OF 95.73 FEET; THENCE N11°58'39"E, A DISTANCE OF 58.13 FEET; THENCE N04°23'47"E, A DISTANCE OF 52.03 FEET; THENCE N00°19'02"E, A DISTANCE OF 49.00 FEET; THENCE N02°29'21"W, A DISTANCE OF 341.06 FEET; THENCE N14°16'24"E, A DISTANCE OF 104.32 FEET; THENCE N32°23'52"E, A DISTANCE OF 183.27 FEET; N24°38'01"E, A DISTANCE OF 55.54 FEET; THENCE N11°03'53"E, A DISTANCE OF 65.00 FEET; THENCE N10°36'23"E, A DISTANCE OF 208.00 FEET; THENCE N11°18'29"W, A DISTANCE OF 56.05 FEET; THENCE N20°10'16"W, A DISTANCE OF 162.85 FEET; THENCE N25°45'53"E, A DISTANCE OF 213.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF FORT STREET; THENCE N02°44'30"W, A DISTANCE OF 50.00 FEET TO SAID NORTH LINE OF THE NW1/4 OF SECTION 3; THENCE N87°15'30"E, A DISTANCE OF 979.62 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS AN AREA OF 739,696 SQUARE FEET OR 16.981 ACRES, MORE OR LESS.

SAID TRACT OF LAND CONTAINS 48,981 SQUARE FEET OR 1.124 ACRES, MORE OR LESS, OF FORT STREET RIGHT-OF-WAY.

SEE SHEET 1 OF 2 FOR DRAWING

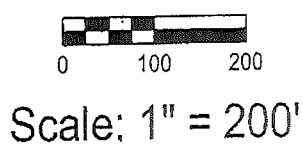
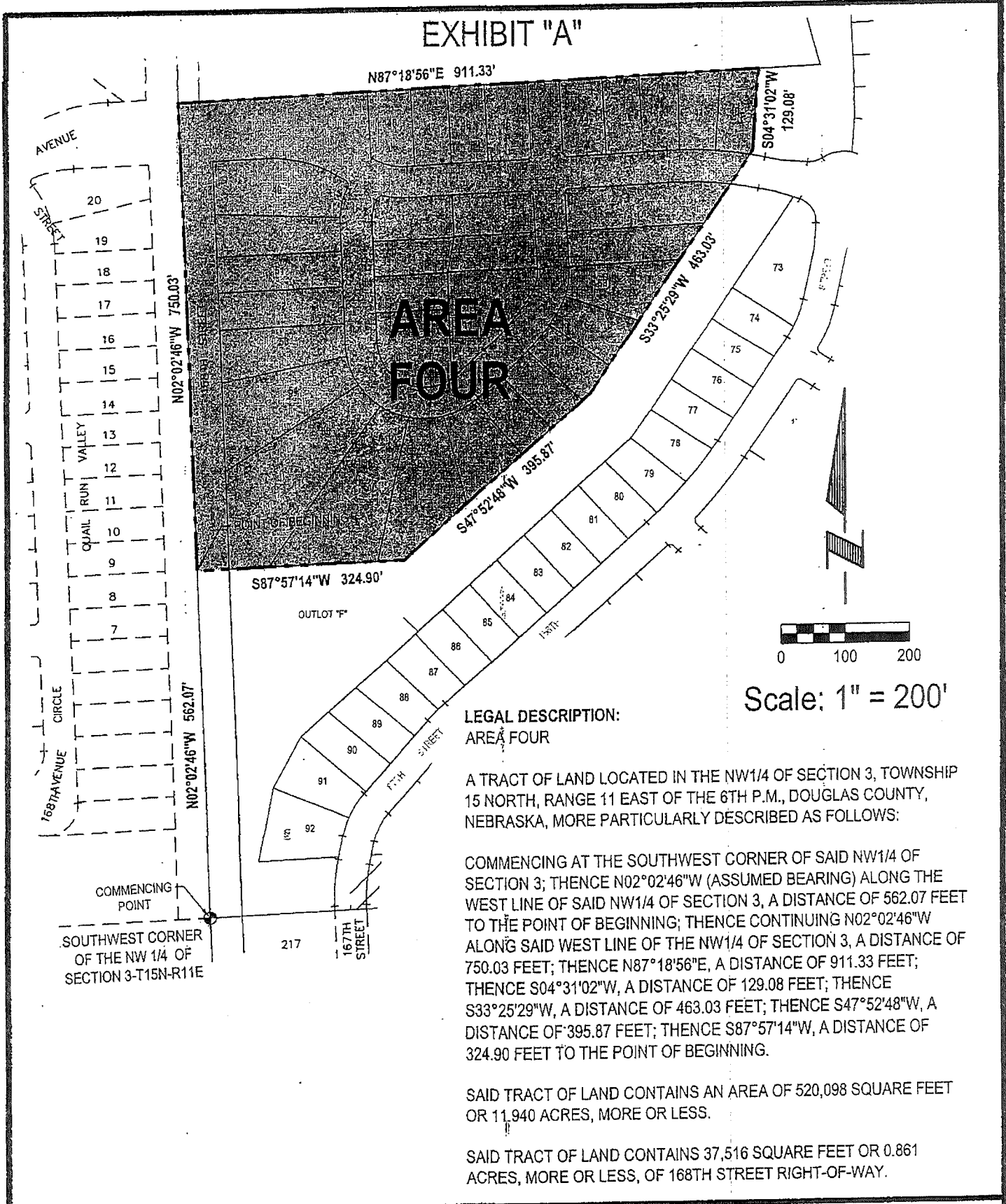


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ENGINEERS • PLANNERS • SURVEYORS
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PROPOSED STONE RIDGE
OMAHA, NEBRASKA

Drawn by: DAS Chkd by: WAC 12-13-04 Chkd by: _____
Job No.: 2003192.01 Date: 11/29/2004 SHEET 2 OF 2

EXHIBIT "A"



LEGAL DESCRIPTION: AREA FOUR

A TRACT OF LAND LOCATED IN THE NW1/4 OF SECTION 3, TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID NW1/4 OF SECTION 3; THENCE N02°02'46"W (ASSUMED BEARING) ALONG THE WEST LINE OF SAID NW1/4 OF SECTION 3, A DISTANCE OF 562.07 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N02°02'46"W ALONG SAID WEST LINE OF THE NW1/4 OF SECTION 3, A DISTANCE OF 750.03 FEET; THENCE N87°18'56"E, A DISTANCE OF 911.33 FEET; THENCE S04°31'02"W, A DISTANCE OF 129.08 FEET; THENCE S33°25'29"W, A DISTANCE OF 463.03 FEET; THENCE S47°52'48"W, A DISTANCE OF 395.87 FEET; THENCE S87°57'14"W, A DISTANCE OF 324.90 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS AN AREA OF 520,098 SQUARE FEET OR 11.940 ACRES, MORE OR LESS.

SAID TRACT OF LAND CONTAINS 37,516 SQUARE FEET OR 0.861 ACRES, MORE OR LESS, OF 168TH STREET RIGHT-OF-WAY.

E&A CONSULTING GROUP, INC.
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Drawn by: DAS Chkd by: *WAC 12-13-04* Chkd by: _____
 Job No.: 2003192.01 Date: 11/29/2004 SHEET 1 OF 1

PROPOSED STONE RIDGE
 OMAHA, NEBRASKA