



DEED 2006068491



JUN 19 2006 12:14 P 3

Nebr Doc Stamp Tax
6-19-06
Date
\$11,375.00
By <i>[Signature]</i>

Received - DIANE L. BATTIATO  
 Register of Deeds, Douglas County, NE  
 6/19/2006 12:14:04.80  
  
 2006068491

### WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT I or WE, REGENCY OF NEBRASKA, INC., a Delaware corporation

herein called the grantor whether one or more, in consideration of One Dollar and other valuable consideration received from grantee, do hereby grant, bargain, sell, convey and confirm unto TRIBEDO, LLC, a Nebraska limited liability company

whether one or more, the following described real property in Douglas County, Nebraska  
 See Exhibit "A" Legal Description Attached.

To have and to hold the above described premises together with all tenements, hereditaments and appurtenances thereto belonging unto the grantee and to grantee's heirs and assigns forever.

And the grantor does hereby covenant with the grantee and with grantee's heirs and assigns that grantor is lawfully seized of said premises; that they are free from encumbrances except covenants, easements and restrictions of record; all regular taxes and special assessments, except those levied or assessed subsequent to the date hereof; that grantor has good right and lawful authority to convey the same; and that grantor warrants and will defend the title to said premises against the lawful claim of all persons whomsoever.

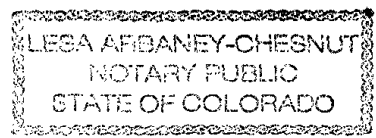
REGENCY OF NEBRASKA, INC., a Delaware corporation

By: *[Signature]* President

*g* Deed  
 FEE 15.50 FB 01-60000  
 3/ BKP 16-15-11 C/O \_\_\_\_\_ COMP \_\_\_\_\_  
 1/ DEL \_\_\_\_\_ SCAN \_\_\_\_\_ FV \_\_\_\_\_

STATE OF COLORADO )  
 COUNTY OF Garfield ) ss.

The foregoing instrument was acknowledged before me this 13 day of June 2006  
 by Peter Bakos, the President of said corporation



*[Signature]*  
 Notary Public  
7-3-07

My Commission Expires  
 0551006127-0307

*REBS-29C-0551006127*

*✓ 1451002660*  
*✓ 1451002659*

EXHIBIT "A"

NW SE SWSE  
NE SE SE SE

File No.: 0551006127

PARCEL 1:

THE SOUTHEAST QUARTER (SE1/4) OF SECTION 16, TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE 6TH P.M., IN DOUGLAS COUNTY, NEBRASKA;

EXCEPT THE UNION PACIFIC RAILROAD COMPANY RIGHT-OF-WAY; AND,

EXCEPT THAT PART THEREOF CONVEYED TO THE UNION PACIFIC RAILROAD COMPANY BY DEED RECORDED IN BOOK 738 AT PAGE 579 OF THE DEED RECORDS OF DOUGLAS COUNTY, NEBRASKA; AND,

EXCEPT THOSE PARTS TAKEN FOR HIGHWAY; AND,

EXCEPT THAT PART PLATTED INTO CARAT HOMES, INC., A SUBDIVISION, AS SURVEYED, PLATTED AND RECORDED, IN DOUGLAS COUNTY, NEBRASKA; AND,

EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 66 FEET NORTH OF THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 16; THENCE EAST, ALONG THE NORTH RIGHT-OF-WAY OF WEST DODGE ROAD, NORTH 90 DEGREES 00' EAST, A DISTANCE OF 1,205.5 FEET, TO AN IRON PIPE, WHICH IRON PIPE LIES 66 FEET NORTH OF THE SOUTH LINE OF SAID SECTION AND 1,449.5 FEET WEST OF THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER; THENCE NORTH 03 DEGREES 37' EAST, A DISTANCE OF 209.5 FEET; THENCE WEST (ASSUMED BEARING IS NORTH 90 DEGREES 00' WEST), A DISTANCE OF 201 FEET; THENCE NORTH 00 DEGREES 00' WEST, A DISTANCE OF 141 FEET; THENCE WEST (ASSUMED BEARING IS NORTH 90 DEGREES 00' WEST), ALONG A LINE WHICH IS PARALLEL TO THE NORTH LINE OF WEST DODGE ROAD RIGHT-OF-WAY AND 350 FEET EQUIDISTANT NORTH THEREOF, PROCEEDING A DISTANCE OF 1,021.4 FEET, TO THE CENTER LINE OF 174TH STREET; THENCE SOUTH 00 DEGREES 35' WEST, A DISTANCE OF 350 FEET, TO THE POINT OF BEGINNING, LESS ROADS; AND,

EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 16; THENCE WEST, ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 1,600 FEET; THENCE SOUTH 00 DEGREES 00' EAST, ON A LINE PARALLEL TO THE EAST LINE OF SAID SECTION 16, A DISTANCE OF 733.8 FEET, TO THE NORTH LINE OF THE UNION PACIFIC RAILROAD COMPANY RIGHT-OF-WAY; THENCE SOUTH 52 DEGREES 49' EAST, ALONG SAID NORTH RAILROAD RIGHT-OF-WAY, A DISTANCE OF 1,237.4 FEET, TO THE WEST LINE OF 169TH STREET; THENCE NORTH 00 DEGREES 00' WEST, ALONG THE WEST LINE OF 169TH STREET, A DISTANCE OF 439.3 FEET, TO THE SOUTH LINE OF PUMP HOUSE PROPERTY (SID #258); THENCE WEST 40 FEET; THENCE NORTH 68 FEET; THENCE EAST 40 FEET, TO THE WEST RIGHT-OF-WAY LINE OF 169TH STREET; THENCE NORTH 00 DEGREES 00' WEST, A DISTANCE OF 455.80 FEET, TO THE INTERSECTION OF THE WEST LINE OF 169TH STREET WITH THE NORTH LINE OF JOE BOYLE STREET OF CARAT HOMES SUBDIVISION; THENCE EAST, ACTUAL BEARING SOUTH 89 DEGREES 30' EAST, A DISTANCE OF ALONG THE NORTH LINE OF CARAT HOMES OF 613.25 FEET, TO THE CENTER LINE OF 168TH STREET AND THE EAST LINE OF SAID SECTION 16; THENCE NORTH 00 DEGREES 00' WEST, ALONG THE EAST LINE OF SAID SECTION 16, A DISTANCE OF 510.06 FEET, TO THE POINT OF BEGINNING; AND,

Continued on next page

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EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF BLOCK 1, CARAT HOMES, INC., WHICH POINT OF BEGINNING ALSO IS 1,505.71 FEET SOUTH AND 333.0 FEET WEST OF THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 16; THENCE SOUTH 00 DEGREES 02'18" WEST, ALONG THE WEST LINE OF BLOCK 1, A DISTANCE OF 172.76 FEET, TO THE UNION PACIFIC RAILROAD COMPANY RIGHT-OF-WAY; THENCE NORTH 52 DEGREES 45'32" WEST, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD COMPANY, A DISTANCE OF 285.74 FEET; THENCE SOUTH 89 DEGREES 57'37" EAST, ALONG THE SOUTH LINE OF ATKINS ROAD, A DISTANCE OF 227.60 FEET, TO THE POINT OF BEGINNING; AND,

EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 16; THENCE NORTH 90 DEGREES 00' EAST, A DISTANCE OF 1,654.75 FEET, TO THE SOUTH QUARTER CORNER OF SAID SECTION 16; THENCE NORTH 00 DEGREES 33'33" WEST, ALONG THE CENTERLINE OF SAID SECTION 16, A DISTANCE OF 2,031.45 FEET; THENCE NORTH 89 DEGREES 26'27" EAST, A DISTANCE OF 33 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89 DEGREES 26'27" EAST, A DISTANCE OF 100 FEET; THENCE NORTH 00 DEGREES 33'33" WEST, A DISTANCE OF 75 FEET, TO THE SOUTHERLY RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD COMPANY; THENCE NORTH 53 DEGREES 18'33" WEST, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID RAILROAD COMPANY, A DISTANCE OF 125.62 FEET; THENCE SOUTH 00 DEGREES 33'33" EAST, A DISTANCE OF 151.06 FEET, TO THE POINT OF BEGINNING;

ALL SUBJECT TO PUBLIC ROADS AND/OR HIGHWAYS.

NOTE: THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 16 IS ASSUMED TO BEAR NORTH 90 DEGREES 00' EAST.

PARCEL 2:

AN EASEMENT FOR INGRESS AND EGRESS RECORDED MAY 28, 1980, IN BOOK 634 AT PAGE 56 OF THE MISCELLANEOUS RECORDS OF DOUGLAS COUNTY, NEBRASKA, OVER THE FOLLOWING DESCRIBED TRACT: A 25 FOOT WIDE ACCESS ROAD LYING IN THE SOUTHEAST QUARTER (SE1/4) OF SECTION 16, TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE 6TH P.M., IN DOUGLAS COUNTY, NEBRASKA, WHICH ACCESS ROAD ABUTS THE NORTH LINE OF THE UNION PACIFIC RAILROAD COMPANY RIGHT-OF-WAY ON THE SOUTH AND ABUTS THE WEST LINE OF 169TH STREET RIGHT-OF-WAY IN CARAT HOMES SUBDIVISION ON THE EAST AND ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD WITH THE WEST RIGHT-OF-WAY LINE OF 169TH STREET, IN THE SOUTHEAST QUARTER OF SAID SECTION 16; THENCE NORTH 52 DEGREES 49' WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE OF UNION PACIFIC RAILROAD COMPANY, A DISTANCE OF 1,237.4 FEET, TO A POINT WHICH LIES 1,600 FEET DUE WEST OF THE EAST LINE OF SAID SECTION 16; THENCE NORTH 00 DEGREES 00' WEST, ON A LINE PARALLEL TO THE EAST LINE OF SECTION 16, AND PROCEEDING A DISTANCE OF 31.38 FEET; THENCE SOUTH 52 DEGREES 49' EAST, ON A LINE PARALLEL TO THE NORTH RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD COMPANY AND 25 FEET EQUIDISTANT THEREFROM, AND PROCEEDING A DISTANCE OF 1,237.4 FEET, MORE OR LESS, TO THE WEST RIGHT-OF-WAY LINE OF 169TH STREET; THENCE SOUTH, BEARING SOUTH 00 DEGREES 00' EAST, ALONG THE WEST LINE OF 169TH STREET, A DISTANCE OF 31.38 FEET, TO THE POINT OF BEGINNING.

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