

2016-05058

\$ EX 23

03/10/2016 10:36:58 AM

*Lloyd J. Dowling*

By: denise

REGISTER OF DEEDS



EASE

COUNTER D C.E. D  
VERIFY D D.E. D  
PROOF P  
FEES \$ N/C  
CHECK# \_\_\_\_\_  
CHG \_\_\_\_\_ CASH \_\_\_\_\_  
REFUND \_\_\_\_\_ CREDIT \_\_\_\_\_  
SHORT \_\_\_\_\_ NCR \_\_\_\_\_

RETURN TO: Sarpy County Engineer 15100 South 84<sup>th</sup> Street, Papillion, Nebraska 68046

**WARRANTY DEED  
POLITICAL SUB-DIVISION – LIMITED LIABILITY COMPANY**

PROJECT: Lincoln Road, Wittmus Dr. to 96th Street C77(16-5) TRACT: 1

KNOW ALL MEN BY THESE PRESENTS:

THAT **ART CAMENZIND FARMS, LLC, a Nebraska Limited Liability Company**, organized and existing under and by virtue of the laws of the State of **Nebraska**, hereinafter known as the Grantor, for and in consideration of the sum of **ONE and NO/100 DOLLARS (\$1.00)** in hand paid, does hereby grant, bargain, sell, convey, and confirm unto **Sarpy County, Nebraska**, hereinafter known as the Grantee, the following described real property situated in **Sarpy County**, and the State of Nebraska, to wit;

SEE ATTACHED EXHIBIT "A"

TO HAVE AND TO HOLD said real property, hereby known to include real estate together with all Tenements, Hereditaments and Appurtenances thereunto belonging, unto said Grantee and to its successors and assigns forever.

Said Grantor does hereby covenant with said Grantee, and with its successors and assigns; that the Grantor is lawfully seized of said real property; that said real property is free from encumbrance; that said Grantor is duly authorized to sell said real property; that said Grantor warrants and will defend that title to said real property against the lawful claims of all persons, whomsoever.

Duly executed this 23 day of FEBRUARY, 2016.

OWNER: **ART CAMENZIND FARMS, LLC, a Nebraska Limited Liability Company**

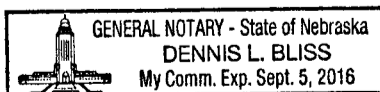
BY: *Arthur Camenzind*  
Managing Partner

**LIMITED LIABILITY COMPANY ACKNOWLEDGMENT**

STATE OF NEBRASKA )  
 ) ss.  
COUNTY OF DAKOTA )

Dated this 23 day of FEBRUARY, 2016 before me, a General Notary Public, duly commissioned and qualified, came ARTHUR CAMENZIND, Managing Partner of **ART CAMENZIND FARMS, LLC, a Nebraska Limited Liability Company**, to me personally known to be the respective officer of said Limited Liability Company and the identical person whose name is affixed to the foregoing instrument, and acknowledged the execution thereof to be his respective voluntary act and deed as such officer and the voluntary act and deed of said Limited Liability Company.

WITNESS my hand and Notarial Seal the day and year above written.  
(SEAL)



*Dennis L. Bliss*  
NOTARY PUBLIC

**EXHIBIT "A"**  
**Page 1 of 2**

**TRACT NO. 1**

**PROJECT NO. C-77(16-5)**

Owners; Art Camenzind Farms, LLC

**OWNER'S LEGAL**

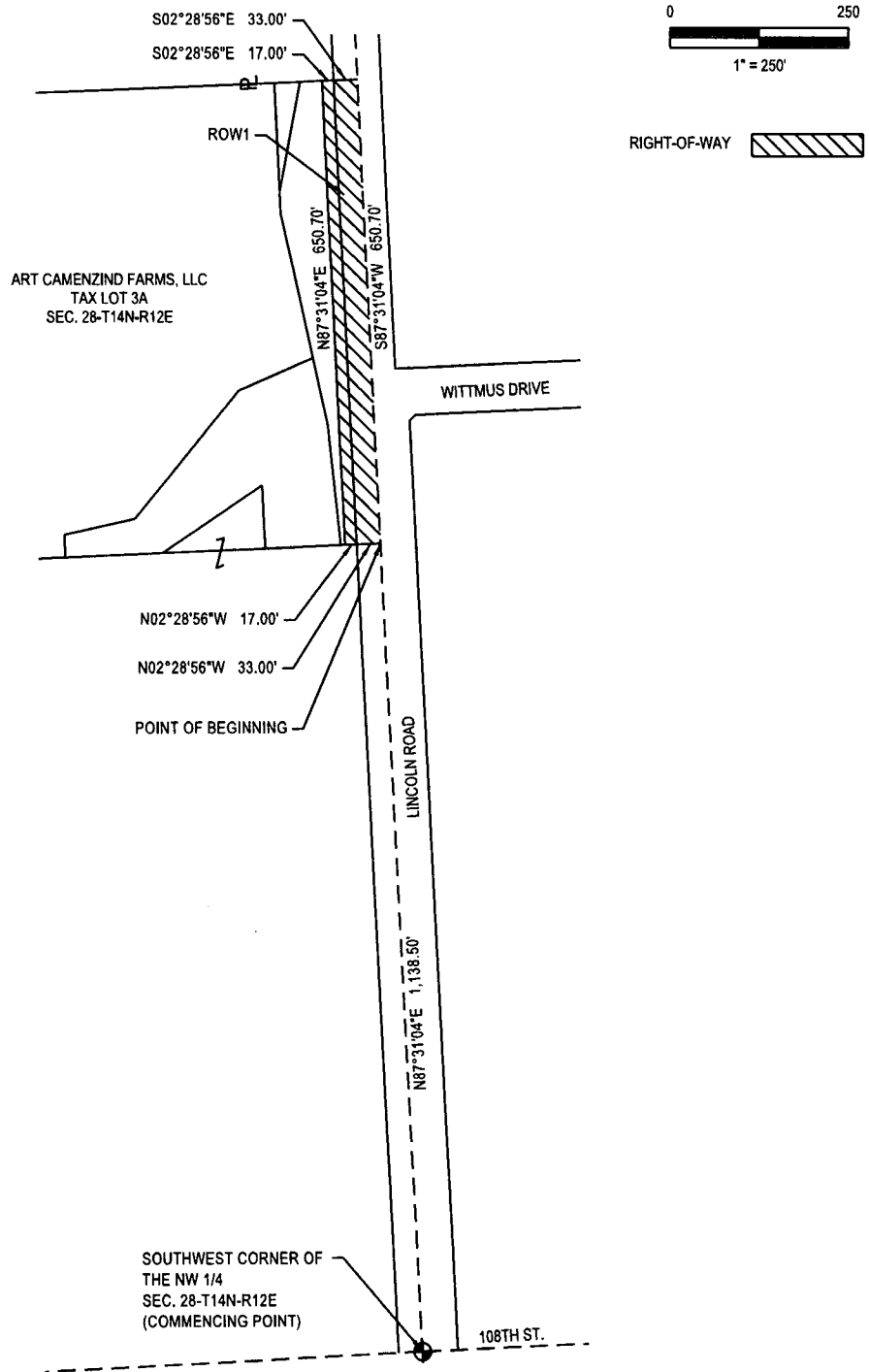
Tax Lot 3A, Part of the Northwest Quarter (NW ¼) of Section 28, Township 14 North, Range 12 East of the 6<sup>th</sup> P.M., in Sarpy County, Nebraska.

**RIGHT-OF-WAY (ROW) ACQUISITION**

The South 50.00 feet of Tax Lot 3A in the Northwest Quarter (NW ¼) of Section 28, Township 14 North, Range 12 East of the 6<sup>th</sup> P.M., in Sarpy County, Nebraska, described as follows:

Commencing at the Southwest Corner of the Northwest Quarter of said Section 28; thence along the South line of said Northwest Quarter, bearing N87°31'04"E (an assumed bearing) for 1,138.50 feet to the Point of Beginning being on the West line of said Tax Lot 3A; thence along said West line of said Tax Lot 3A, bearing N02°28'56"W for 33.00 feet to a point on the Northerly Right-of-Way line of Lincoln Road; thence continuing along said West line, bearing N02°28'56"W for 17.00 feet to a point being 50.00 feet North of the South line of said Northwest Quarter; thence along a line 50.00 feet North of and parallel with the South line of said Northwest Quarter, bearing N87°31'04"E for 650.70 feet to a point on the East line of said Tax Lot 3A; thence along said line, bearing S02°28'56"E for 17.00 feet to a point on the Northerly Right-of-Way line of Lincoln Road; thence continuing along said East line of said Tax Lot 3A line, bearing S02°28'56"E for 33.00 feet to a point on the South line of said Northwest Quarter; thence along said line, bearing S87°31'04"W for 650.70 feet to the Point of Beginning. Total tract contains 32,534.9 square feet or 0.74 acres more or less, which includes 21,473.0 square feet or 0.49 acres more or less, previously occupied as public Right-of-Way, and 11,061.9 square feet or 0.25 acres more or less, being the new Right-of-Way hereby acquired.

**EXHIBIT "A"**  
**Page 2 of 2**



**WILSON & COMPANY**

**WILSON & COMPANY, INC.**  
**ENGINEERS & ARCHITECTS**  
 11516 Miracle Hills Drive, #102  
 Omaha, NE 68154

Drawn by: JCG  
 Job No.: C-77(16-5)

Chkd. by: MWB

Date: 11/25/15

**PART OF THE SOUTH 1/2**  
**OF THE NW 1/4**  
**SECTION 28 - T14N - R12E**  
 SARPY COUNTY, NEBRASKA