



DEED 2016035998



MAY 13 2016 12:46 P 2

Nebr Doc
Stamp Tax

05-13-2016
Date

\$9587.25

By MB

Fee amount: 16.00
FB: 01-60000
COMP: MB

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
05/13/2016 12:46:02.00



2016035998

Return to: TitleCore National, LLC, 9140 West Dodge Road, Suite 380, Omaha, NE 68114

WARRANTY DEED

KNOW THAT ALL MEN BY THESE PRESENTS THAT Backhaus Family Limited Partnership, a Nebraska limited partnership, GRANTOR(s), in consideration of One Dollar and other valuable consideration received from grantees, do hereby grant, bargain, sell, convey, and confirm unto 204 FStreet, LLC, a Nebraska limited liability company, GRANTEE, the following described real property in Douglas County, Nebraska:

SEE EXHIBIT "A" ATTACHED HERETO.

To have and hold above described premises together with all tenements, hereditaments and appurtenances thereto belonging unto the grantees and their assigns forever.

And the grantor does hereby covenant with the grantees and their assigns that grantor is lawfully seized of said premises; that they are free from any encumbrance except covenants, easements and restrictions of record; all regular taxes and special assessments, except those levied or assessed subsequent to 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 claims of all persons whomsoever.

Executed: May 9, 2016

Backhaus Family Limited Partnership, a Nebraska
limited partnership

By: Karen K. Rudolph
Karen K. Rudolph, General Partner

STATE OF NEBRASKA
COUNTY OF DOUGLAS

The foregoing instrument was acknowledged before me this 9th day of May, 2016, by Karen K. Rudolph, the General Partner of Backhaus Family Limited Partnership, a Nebraska limited partnership, for and on behalf of the partnership

Paul M. Brown
Notary Public

My commission expires: Nov 21, 2016

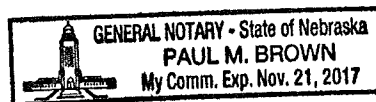


EXHIBIT "A"
LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN PART OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 15 NORTH, RANGE 10 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 36; THENCE ON THE NORTH LINE OF SAID SOUTHEAST QUARTER ON AN ASSUMED BEARING OF S87°31'20"W, 127.87 FEET, TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF 204TH STREET, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE SOUTHERLY ON SAID WEST RIGHT-OF-WAY LINE OF 204TH STREET FOR THE FOLLOWING FIVE (5) DESCRIBED COURSES: (1) S01°44'53"W, 112.05 FEET; (2) S15°14'40"W, 243.87 FEET; (3) S26°59'20"E, 108.62 FEET; (4) S03°52'52"E, 1140.11 FEET; (5) S01°25'06"E, 974.61 FEET TO A POINT INTERSECTING SAID WEST RIGHT-OF-WAY LINE OF 204TH STREET AND THE NORTH RIGHT-OF-WAY LINE OF "F" STREET; THENCE WESTERLY ON SAID NORTH RIGHT-OF-WAY LINE OF "F" STREET FOR THE FOLLOWING SIX (6) DESCRIBED COURSES: (1) N85°40'05"W, 382.86 FEET; (2) S78°14'40"W, 408.84 FEET; (3) S02°30'44"E, 29.48 FEET; (4) S87°25'57"W, 1093.26 FEET; (5) N02°35'52"W, 17.00 FEET; (6) S87°25'57"W, 171.47 FEET; THENCE N19°50'21"E, 342.09 FEET; THENCE S70°09'39"E, 5.78 FEET; THENCE N19°50'21"E, 81.26 FEET; THENCE N06°36'38"W, 66.72 FEET; THENCE N12°09'09"W, 42.69 FEET; THENCE N07°14'20"W, 83.49 FEET; THENCE N02°11'27"W, 84.63 FEET; THENCE N02°51'26"E, 84.63 FEET; THENCE N07°54'18"E, 74.39 FEET; THENCE N11°52'08"E, 50.54 FEET; THENCE N08°56'10"E, 70.60 FEET; THENCE N03°04'16"E, 70.60 FEET; THENCE N03°10'32"W, 79.78 FEET; THENCE N09°35'42"W, 135.71 FEET; THENCE N00°55'41"W, 45.02 FEET; THENCE N87°28'22"E, 702.30 FEET; THENCE N02°37'17"W, 454.69 FEET; THENCE S70°47'46"E, 45.92 FEET; THENCE S59°46'58"E, 49.17 FEET; THENCE N87°22'13"E, 208.26 FEET; THENCE S02°37'47"E, 374.88 FEET; THENCE S47°18'01"E, 12.70 FEET TO A POINT OF CURVATURE; THENCE ON A 86.50 FOOT RADIUS CURVE TO THE LEFT, AN ARC LENGTH OF 83.76 FEET (LONG CHORD BEARS S75°02'26"E, 80.53 FEET) TO A POINT OF COMPOUND CURVATURE; THENCE ON A 36.50 FOOT RADIUS CURVE TO THE LEFT, AN ARC LENGTH OF 19.38 FEET (LONG CHORD BEARS N62°00'29"E, 19.15 FEET) TO A POINT OF REVERSE CURVATURE; THENCE ON A 1232.50 FOOT RADIUS CURVE TO THE RIGHT, AN ARC LENGTH OF 146.33 FEET (LONG CHORD BEARS N50°11'54"E, 146.25 FEET); THENCE N36°24'02"W, 53.41 FEET; THENCE N14°06'10"W, 131.08 FEET; THENCE N06°21'36"W, 89.33 FEET; THENCE N01°22'58"E, 89.33 FEET; THENCE N09°07'31"E, 89.33 FEET; THENCE N16°52'05"E, 89.55 FEET; THENCE N24°07'48"E, 37.14 FEET; THENCE N14°59'54"E, 66.78 FEET; THENCE N03°26'32"E, 70.14 FEET; THENCE N02°28'40"W, 300.00 FEET; THENCE S87°31'20"W, 142.71 FEET; THENCE N24°33'54"W, 248.22 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTHEAST QUARTER; THENCE N87°31'20"E, ON SAID NORTH LINE, 877.19 FEET TO THE POINT OF BEGINNING.

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