

**2015-05047**

**RECORDER MARK BRANDENBURG  
POTTAWATTAMIE COUNTY, IA  
FILE TIME: 05/01/2015 10:55:49 AM  
REC: 20.00AUD: 5.00T TAX: 2044.80  
RMA: 1.00ECM: 1.00**

**Warranty Deed**

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**Recorder's Cover Sheet**

<b>Preparer Information:</b>	Kent Radke TitleCore, LLC 1640 Normandy Ct., Ste C Lincoln NE 68512 (402) 420-1001
<b>Taxpayer Information:</b>	OMA Lodging, LLC %Leisure Real Estate Advisors Attn: Mike Works 6007 Norman Road Lincoln NE 68512
<b>Return Document To:</b>	OMA Lodging, LLC %Leisure Real Estate Advisors Attn: Mike Works 6007 Norman Road Lincoln NE 68512
<b>Grantors:</b> RFO, L.L.C.	<b>Grantees:</b> OMA Lodging, LLC

**Legal Description:** See attached Exhibit "A".

1142420

## Warranty Deed

RFO, L.L.C., a Kansas limited liability company f/k/a Richard F. Owen Companies, L.L.C., a Kansas limited liability company, Grantor, in consideration of One Dollar (\$1.00) and other valuable consideration, the receipt of which is hereby acknowledged, convey to OMA Lodging, LLC, a Nebraska limited liability company, Grantee, the following described real estate located in Pottawattamie County, Iowa:

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

GRANTOR covenants with GRANTEE that GRANTOR:

- (1) Is lawfully seized of such real estate and that it is free from all encumbrances subject to easements, reservations, covenants and restrictions of record and subject to all regular 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: April 3, 2015.

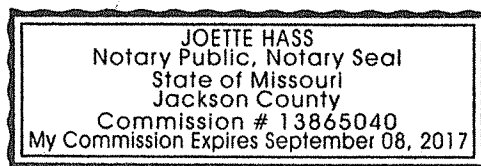
RFO, L.L.C., a Kansas limited liability company f/k/a  
Richard F. Owen Companies, L.L.C., Grantor

Richard F. Owen Companies, Inc., a Kansas  
corporation f/k/s Central Plains Steel Co., Sole  
Sole Member

By: Richard F. Owen  
Richard F. Owen, President

STATE OF ~~KANSAS~~ <sup>Missouri</sup>  
COUNTY OF Jackson } ss

On The foregoing instrument was acknowledged before me on April 3, 2015 by Richard F. Owen the President of Richard F. Owen Companies, Inc., a Kansas corporation f/k/a Central Plains Steel Co., the Sole Member of RFO, L.L.C., a Kansas limited liability company f/k/a Richard F. Owen Companies, L.L.C., on behalf of the Limited Liability Company. Richard F. Owen personally appeared before me, a General Notary Public for the State of Kansas, and is either personally known to me or was identified by me through satisfactory evidence.



Joette Hass  
Notary Public

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**PARCEL ONE** A TRACT OF LAND BEING ALL OF LOT 2 AND PART OF LOT 3, OWEN PARKWAY, A SUBDIVISION LOCATED IN THE SW1/4 OF THE SW1/4 OF SECTION 21 AND PART OF THE NW 1/4 OF THE NW 1/4 OF SECTION 28, ALL IN TOWNSHIP 75 NORTH, RANGE 44 WEST OF THE 5TH P.M., POTTAWATTAMIE COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHERLY CORNER OF SAID LOT 2, OWEN PARKWAY, SAID POINT ALSO BEING THE WESTERLY CORNER OF SAID LOT 3, OWEN PARKWAY, SAID POINT ALSO BEING ON THE EASTERLY LINE OF LOT 5, SAID OWEN PARKWAY, THENCE N38°40'14"E (ASSUMED BEARING) ALONG THE WESTERLY LINE OF SAID LOT 3, OWEN PARKWAY, SAID LINE ALSO BEING THE SAID EASTERLY LINE OF LOT 5, OWEN PARKWAY, A DISTANCE OF 47.50 FEET; THENCE S51°19'46"E, A DISTANCE OF 250.01 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 3, OWEN PARKWAY, SAID LINE ALSO BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF ABBOTT DRIVE (FRONTAGE ROAD); THENCE S38°40'14"W ALONG SAID EASTERLY LINE OF LOT 3, OWEN PARKWAY, SAID LINE ALSO BEING SAID WESTERLY RIGHT-OF-WAY LINE OF ABBOTT DRIVE (FRONTAGE ROAD), A DISTANCE OF 47.50 FEET TO THE SOUTHERLY CORNER OF SAID LOT 3, OWEN PARKWAY, SAID POINT ALSO BEING THE EASTERLY CORNER OF SAID LOT 2, OWEN PARKWAY; THENCE ALONG SAID EASTERLY LINE OF LOT 2, OWEN PARKWAY, SAID LINE ALSO BEING SAID WESTERLY RIGHT-OF-WAY LINE OF ABBOTT DRIVE (FRONTAGE ROAD) ON THE FOLLOWING THREE (3) COURSES: THENCE S38°40'14"W, A DISTANCE OF 122.07 FEET; THENCE SOUTHWESTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 120.00 FEET, A DISTANCE OF 112.74 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S65°35'07"W, A DISTANCE OF 108.64 FEET; THENCE SOUTHWESTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 60.00 FEET, A DISTANCE OF 69.09 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S59°30'43"W, A DISTANCE OF 65.34 FEET TO THE SOUTHERLY CORNER OF SAID LOT 2, OWEN PARKWAY, SAID POINT ALSO BEING THE EASTERLY CORNER OF LOT 1, SAID OWEN PARKWAY; THENCE N51°19'46"W, ALONG THE WESTERLY LINE OF SAID LOT 2, OWEN PARKWAY, SAID LINE ALSO BEING THE EASTERLY LINE OF SAID LOT 1, OWEN PARKWAY, A DISTANCE OF 177.58 FEET TO THE WESTERLY CORNER OF SAID LOT 2, OWEN PARKWAY, SAID POINT ALSO BEING THE SOUTHERLY CORNER OF SAID LOT 5, OWEN PARKWAY; THENCE N38°40'14"E, ALONG THE WESTERLY LINE OF SAID LOT 2, OWEN PARKWAY, SAID LINE ALSO BEING SAID EASTERLY LINE OF SAID LOT 5, OWEN PARKWAY, A DISTANCE OF 280.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS AN AREA OF 76,306 SQUARE FEET OR 1.752 ACRES, MORE OR LESS.

**PARCEL TWO:** A TRACT OF LAND BEING ALL OF LOT 4 AND PART OF LOT 3, OWEN PARKWAY, A SUBDIVISION LOCATED IN THE SW1/4 OF THE SW1/4 OF SECTION 21 AND PART OF THE NW 1/4 OF THE NW 1/4 OF SECTION 28, ALL IN TOWNSHIP 75 NORTH, RANGE 44 WEST OF THE 5TH P.M., POTTAWATTAMIE COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHERLY CORNER OF SAID LOT 3, OWEN PARKWAY, SAID POINT ALSO BEING THE WESTERLY CORNER OF SAID LOT 4, OWEN PARKWAY, SAID POINT ALSO BEING ON THE EASTERLY LINE OF LOT 5, SAID OWEN PARKWAY, THENCE N38°40'32"E (ASSUMED BEARING) ALONG THE WESTERLY LINE OF SAID LOT 4, OWEN PARKWAY, SAID LINE ALSO BEING THE SAID EASTERLY LINE OF LOT 5, OWEN PARKWAY, A DISTANCE OF 181.37 FEET TO THE NORTHERLY CORNER OF SAID LOT 4, OWEN PARKWAY, SAID POINT ALSO BEING THE NORTHERLY CORNER OF SAID LOT 5, OWEN PARKWAY, SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF OWEN PARKWAY WEST; THENCE ALONG THE NORTHERLY LINE OF SAID LOT 4, OWEN PARKWAY, SAID LINE ALSO BEING THE SOUTHERLY RIGHT-OF-WAY LINE OF OWEN PARKWAY WEST ON THE FOLLOWING TWO (2) COURSES: THENCE SOUTHEASTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 160.00 FEET, A DISTANCE OF 48.80 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S60°03'50"E, A DISTANCE OF 48.61 FEET; THENCE S51°19'34"E, A DISTANCE

OF 55.23 FEET; THENCE ALONG THE EASTERLY LINE OF SAID LOT 4, OWEN PARKWAY, SAID LINE ALSO BEING THE WESTERLY RIGHT-OF-WAY LINE OF ABBOTT DRIVE (FRONTAGE ROAD) ON THE FOLLOWING THREE (3) COURSES: THENCE SOUTHEASTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 127.00 FEET, A DISTANCE OF 191.17 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S08°12'12"E, A DISTANCE OF 173.63 FEET; THENCE SOUTHWESTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 193.00 FEET, A DISTANCE OF 65.38 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S25°12'54"W, A DISTANCE OF 65.07 FEET; THENCE SOUTHWESTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 60.19 FEET, A DISTANCE OF 7.20 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S18°56'14"W, A DISTANCE OF 7.20 FEET TO THE SOUTHERLY CORNER OF SAID LOT 4, OWEN PARKWAY, SAID POINT ALSO BEING THE EASTERLY CORNER OF SAID LOT 3, OWEN PARKWAY; THENCE ALONG THE EASTERLY LINE OF SAID LOT 3, OWEN PARKWAY, SAID LINE ALSO BEING SAID WESTERLY RIGHT-OF-WAY LINE OF ABBOTT DRIVE (FRONTAGE ROAD) ON THE FOLLOWING TWO (2) COURSES: THENCE SOUTHWESTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 60.19 FEET, A DISTANCE OF 17.13 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S30°31'02"W, A DISTANCE OF 17.07 FEET; THENCE S38°40'14"W, A DISTANCE OF 155.60 FEET; THENCE N51°19'46"W, A DISTANCE OF 250.01 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 3, OWEN PARKWAY, SAID POINT ALSO BEING ON SAID EASTERLY LINE OF SAID LOT 5, OWEN PARKWAY; THENCE N38°40'14"E ALONG SAID WESTERLY LINE OF SAID LOT 3, OWEN PARKWAY, SAID LINE ALSO BEING SAID EASTERLY LINE OF SAID LOT 5, OWEN PARKWAY, A DISTANCE OF 172.50 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS AN AREA OF 83,451 SQUARE FEET OR 1.916 ACRES, MORE OR LESS.