

DEED 2012031059



APR 02 2012 15:54 P 2

Nebr Doc Stamp Tax
04-02-2012 Date
\$ Ex008
By MB

Fee amount: 10.50  
FB: 62-25960  
COMP: MB

Received - DIANE L. BATTIATO  
Register of Deeds, Douglas County, NE  
04/02/2012 15:54:46.00



**RETURN TO:**  
CLR Development  
c/o Cliff Cole  
19911 Peppertree Lane  
Edgerton, KS 66021

### WARRANTY DEED

**KNOW THAT ALL MEN BY THESE PRESENTS THAT I or WE, CLR Development, LLC, a Nebraska limited liability company, successor by merger to C & M Properties, a Nebraska Partnership, GRANTOR(s), in consideration of One Dollar and other valuable consideration received from grantees, do hereby grant, bargain, sell, convey, and confirm unto CLR Development, LLC, a Nebraska limited liability company, GRANTEE(S), the following described real property in Douglas County, NE:**

**LEGAL DESCRIPTION ATTACHED: EXHIBIT "A"**

To have and hold above described premises together with all tenements, hereditaments and appurtenances thereto belonging unto the grantees and their assigns, or to the heirs and assigns of the survivor of them forever.

And the grantor does hereby covenant with the grantees and their assigns and with the heirs and assigns of the survivor of them 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 : 3-28-12

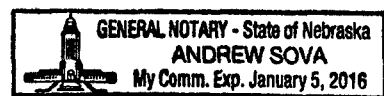
**CLR Development, LLC, a Nebraska limited liability company, successor by merger to C & M Properties, a Nebraska Partnership**

By Cliff Cole, Managing Member

STATE OF NEBRASKA  
COUNTY OF Sarpy

The foregoing instrument was acknowledged before me this 28 day of March, 2012 by Cliff Cole, Managing Member of CLR Development, LLC, a Nebraska limited liability company, successor by merger to C & M Properties, a Nebraska Partnership.

Notary Public  
My Commission expires on \_\_\_\_\_



## **EXHIBIT "A"**

**A tract of land in Lot 1, Mockingbird Hills West, an Addition in Douglas County, Nebraska, more particularly described as follows: Beginning at the Northeast corner of said Lot 1; thence S00°19'05"W assumed bearing along the West right of way line of 107<sup>th</sup> Street, a distance of 191.63 feet; thence N 89°20'14" W a distance of 252.02 feet; thence N 00°19'05"E a distance of 190.11 feet; thence S 89°40'55" E along the South right of way line to Mockingbird Drive a distance of 252.02 feet to the point of beginning.**