


COUNTER PM
VERIFY PM
FEES \$ 16.00
CHG SFILE
SUBMITTED TITLECORE NATIONAL, LLC

NEBRASKA DOCUMENTARY
STAMP TAX
Apr 06, 2016
\$4511.25 By PM

FILED SARPY CO. NE.
INSTRUMENT NUMBER
2016-07267
2016 Apr 06 09:12:56 AM
Sheryl J. Rowland
REGISTER OF DEEDS


SPECIAL WARRANTY DEED

McCune Development, L.L.C., a Nebraska limited liability company, GRANTOR, in consideration of Two Dollars and other good and valuable consideration received from GRANTEE, Rodney D. Rhoden, Trustee of the Rodney D. Rhoden Trust dated December 23, 2011, conveys to GRANTEE, the following described real estate, (as defined in Neb. Rev. Stat. § 76-201):

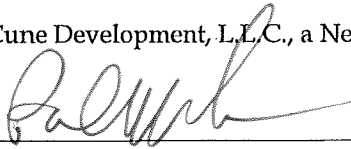
That portion of Taxlot 9, in the Northeast Quarter of Section 1, Township 13 North, Range 10 East of the 6th P.M., Sarpy County, Nebraska, more particularly described on Exhibit "A" attached hereto and made a part hereof

GRANTOR covenants with GRANTEE that GRANTOR

- 1) is lawfully seized of such real estate and that it is free from encumbrances, except easements, reservations, covenants and restrictions of record;
- 2) has legal power and lawful authority to convey the same; and
- 3) warrants and will defend title to the real estate against the lawful claims of all persons claiming the same or any part thereof through, by or under Grantor.

Executed: April 4, 2016

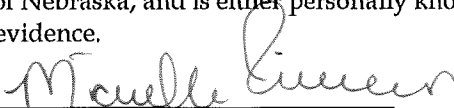
McCune Development, L.L.C., a Nebraska limited liability company

By: 
Paul S. McCune, Managing Member

STATE OF NEBRASKA }
COUNTY OF DOUGLAS } ss

The foregoing instrument was acknowledged before me on April 4, 2016 by Paul S. McCune, Managing Member of McCune Development, L.L.C., a Nebraska limited liability company, on behalf of the Limited Liability Company. Paul S. McCune personally appeared before me, a General Notary Public for the State of Nebraska, and is either personally known to me or was identified by me through satisfactory evidence.

State of Nebraska - General Notary
MICHELLE ZIMMERMAN
My Commission Expires
September 16, 2019


Notary Public

152210-110

EXHIBIT "A"

Taxlot 9, in the Northeast Quarter of Section 1, Township 13 North, Range 10 East of the 6th P.M., Sarpy County, Nebraska, EXCEPT the East fifty feet (50') now taken for right of way, the remaining tract described by metes and bounds as follows:

Commencing at the survey spike at the Southeast corner of the said Northeast Quarter of Section 1; Thence South 87°20'31" West (bearings referenced to the Nebraska State Plane System NAD83 with the 95 adjustment) for 50.00 feet along the South line of the Southeast Quarter of the Northeast Quarter of Section 1 to the West right of way line of 204th Street and the TRUE POINT OF BEGINNING; Thence South 87°20'31" West for 1269.05 feet along the South line of the Southeast Quarter of the Northeast Quarter of Section 1 to a 3/4" open top pipe at the Southwest corner thereof; Thence South 87°20'41" West for 1318.94 feet to a 1" open top pipe at the Southwest corner of the Southwest Quarter of the Northeast Quarter of Section 1; Thence North 02°30'56" West for 1320.04 feet to a 3/4" open top pipe at the Southwest corner of the Northwest Quarter of the Northeast Quarter of Section 1; Thence North 02°33'27" West for 391.00 feet along the west line of the North Half of the Northeast Quarter of Section 1; Thence South 62°20'45" East for 477.24 feet; Thence South 76°00'10" East for 59.15 feet; Thence North 88°31'21" East for 289.24 feet; Thence North 82°11'14" East for 264.42 feet; Thence North 67°16'41" East for 466.01 feet; Thence North 60°48'30" East for 199.43 feet; Thence North 84°49'40" East for 954.51 feet to the West right of way line of 204th Street; Thence South 02°25'59" East for 1761.93 feet along the West right of way line parallel with and fifty feet West of the East line of the Northeast Quarter of Section 1 to the Point of Beginning.