

Number: 20160927
BK: 2016 PG: 0927
Recorded: 8/31/2016 at 11:46:01.0 AM
Fee Amount: \$27.00
Revenue Tax: \$603.20
Jennifer McAllister Recorder
Fremont County, Iowa

Warranty Deed

Recorder's Cover Sheet

Preparer Information: Nick Henderson
9140 West Dodge Road, Suite 380
Omaha, NE 68114
(402) 691-9933

Taxpayer Information: Shenandoah Lodging, LLC.
1307 South 210th Street
Elkhorn, NE 68022

Return Document To: Shenandoah Lodging, LLC.
1307 South 210th Street
Elkhorn, NE 68022

Grantors:
Ambica Ventures, LLC.
305 Fort Creek Road
Bellevue, NE 68106

Grantees:
Shenandoah Lodging, LLC.
1307 South 210th Street
Elkhorn, NE 68022

Legal Description: Exhibit A- Page 4

Warranty Deed

Ambica Ventures, LLC, a Nebraska limited liability company, Grantor, in consideration of One Dollar (\$1.00) and other valuable consideration, the receipt of which is hereby acknowledged, conveys to **Shenandoah Lodging, LLC, a Nebraska limited liability company, Grantee**, the following described real estate (as defined in Neb. Rev. Stat. 76-201) in ~~Pottawattamie~~ **Fremont** 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: August 25, 2016

Ambica Ventures, LLC,
a Nebraska limited liability company

By: B. K. Patel
Bhavinkumar K. Patel, Member

By: Amit Patel
Amit Patel, Member

By: Kruti Patel
Kruti Patel, Member

By: P. D. PATEL
Priti Patel, Member

By: Darsan D. Patel
Darsan D. Patel, Managing Member

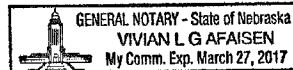
18689C-16

STATE OF Nebraska }
COUNTY OF Sarpy } ss

The foregoing instrument was acknowledged before me on August 24th, 2016 by Bhavinkumar K. Patel, Member of Ambica Ventures, LLC, a Nebraska limited liability company, on behalf of the Limited Liability Company. Bhavinkumar K. Patel 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.

Vivian L G Afaisen
Notary Public

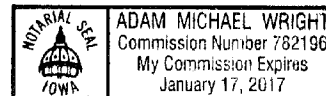
STATE OF }
COUNTY OF } ss



The foregoing instrument was acknowledged before me on August 24th, 2016 by Amit Patel, Member of Ambica Ventures, LLC, a Nebraska limited liability company, on behalf of the Limited Liability Company. Amit Patel personally appeared before me, a General Notary Public for the State of Iowa, and is either personally known to me or was identified by me through satisfactory evidence.

Adam Michael Wright
Notary Public

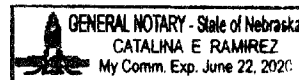
STATE OF Nebraska }
COUNTY OF Sarpy } ss



The foregoing instrument was acknowledged before me on August 24, 2016 by Kruti Patel, Member of Ambica Ventures, LLC, a Nebraska limited liability company, on behalf of the Limited Liability Company. Kruti Patel 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.

Catalina E Ramirez
Notary Public

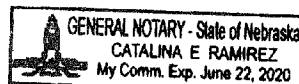
STATE OF Nebraska }
COUNTY OF Sarpy } ss



The foregoing instrument was acknowledged before me on August 24, 2016 by Priti Patel, Member of Ambica Ventures, LLC, a Nebraska limited liability company, on behalf of the Limited Liability Company. Priti Patel 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.

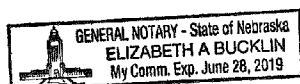
Catalina E Ramirez
Notary Public

STATE OF }
COUNTY OF ↓ ↓ ↓ } ss



STATE OF Nebraska }
COUNTY OF Douglas } ss

The foregoing instrument was acknowledged before me on August 25, 2016 by Darsan D. Patel, Managing Member of Ambica Ventures, LLC, a Nebraska limited liability company, on behalf of the Limited Liability Company. Darsan D. Patel 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.



Elizabeth A Bucklin
Notary Public

EXHIBIT "A"

All of the following described parcel of land located in part of the SE1/4 NE1/4 and in the NE1/4 NE1/4 of Section 24, Township 69 North, Range 40 West of the 5th P.M., Fremont County, Iowa, except the North 261.00 feet thereof:

Commencing at the East Quarter corner of said Section 24; thence North 00°00'00" West along the East line of Section 24, 835.10 feet; thence North 90°00'00" West, 88.60 feet to the point of beginning, which is a point on the West right-of-way line of U.S. 59 Highway; thence North 00°24'00" West along the West right-of-way line of U.S. 59 Highway, 500.00 feet; thence North 90°00'00" West 482.00 feet; thence South 00°00'00" West 400 feet to the Northwest Corner of Lot 2 as shown on Page 318 of Irregular Survey Book 2 in the Fremont County Recorder's office; thence North 90°00'00" East, 165 feet to the Northeast Corner of said Lot 2; thence South 00°00'00" West along the East line of said Lot 2, 100.00 feet; thence North 90°00'00" East 320.80 feet to the point of beginning. Note: For purposes of the above description, the East line of Section 24 is assumed to bear due North and South.