



DEED 2017030879



APR 24 2017 16:09 P 9

Nebr Doc Stamp Tax
04-24-2017 Date
\$51525.00
By LC

Fee amount: 58.00
FB: 01-60000
COMP: LC

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
04/24/2017 16:09:33.00



Return to South Farm LLC 10805 Old Mill Road, Omaha, NE 68154

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that

Arvin V. DeMarco, a single person, also known as Arvine V. DeMarco and as Arvin DeMarco, Individually and as Co-Trustee of the Lynn P. DeMarco Testamentary Trust B; and

Gina L. DeMarco, a single person, also known as Gina A. Demarco; and

Lynn I. DeMarco and M. Dianne DeMarco, Husband and Wife; and

Peter R. DeMarco, as Co-Trustee of the Lynn P. DeMarco Testamentary Trust B; and

Lynn I. DeMarco, as Co-Trustee of the Lynn P. Demarco Testamentary Trust B; and

Lynn P. DeMarco Charitable Foundation, a Nebraska non-profit corporation

(collectively hereinafter referred to as the "Grantor"), whose address is 14411 Pacific Street, Omaha, Nebraska 68154, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration paid, hereby grants, bargains, sells and conveys to South Farm, LLC, a Nebraska limited liability company, (hereinafter referred to as the "Grantee"), its successors and assigns, forever, whose tax mailing address is 10805 Old Mill Road, Omaha, NE 68154, the following described premises (the "Premises"):

See Exhibit A attached hereto and made a part hereof.

TO HAVE AND TO HOLD said Premises, with all the privileges and appurtenances thereunto belonging to the Grantee and said Grantor, its successors and assigns forever does hereby covenant with the said Grantee, its successors and assigns, that the Grantor is lawfully seized of the Premises aforesaid, that the said Premises, subject to the permitted exceptions shown on Exhibit B, attached and made a part hereof, are free and clear form all encumbrances whatsoever and Grantor does hereby bind itself and its successors and legal representatives to warrant and forever defend, all and singular, the title to said land unto Grantee, its successors and assigns, against the claims of every person whomsoever lawfully claiming or to claim the same, or any part thereof. The premises shall be used only for Class A use and no abortion clinic/facility shall be allowed on the Premises.

M. Dianne DeMarco is signing this deed solely to waive any spousal rights and makes no warranties under this deed.

Dated: ^{As of} APRIL 24, 2017

Arvin V. DeMarco
Arvin V. DeMarco, Individually and as Co-Trustee of
the Lynn P. DeMarco Testamentary Trust B

STATE OF NEBRASKA)
) ss
COUNTY OF DOUGLAS)

BE IT REMEMBERED, that on this 21 day of APRIL, 2017, before me,
the subscriber, a notary public in and for said county, personally came Arvin V. DeMarco,
Individually and as Co-Trustee of the Lynn P. Demarco Testamentary Trust B, Grantor, in the
foregoing Deed, and acknowledged that he did execute the foregoing instrument and that the
same is his free act and deed and the free act and deed of said Grantor.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my seal
on this day and year aforesaid.

Janet J. Clark
Notary Public

My Commission Expires: 8-21-2020



Dated: ^{As of} APRIL 24, 2017

Gina P. DeMarco
Gina P. DeMarco

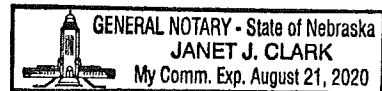
STATE OF NEBRASKA)
) ss
COUNTY OF DOUGLAS)

BE IT REMEMBERED, that on this 21 day of APRIL, 2017, before me,
the subscriber, a notary public in and for said county, personally came Gina L.. DeMarco,
Grantor in the foregoing Deed, and acknowledged that she did execute the foregoing instrument
and that the same is hers free act and deed and the free act and deed of said Grantor.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my seal
on this day and year aforesaid.

Janet J. Clark
Notary Public

My Commission Expires: 8-21-2020



Date: 4/21/17

Peter R. DeMarco

Peter R. DeMarco, as Co-Trustee of the Lynn P. DeMarco Testamentary Trust B

STATE OF NEBRASKA)
) ss
COUNTY OF DOUGLAS)

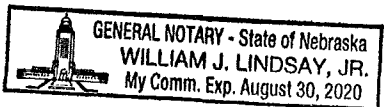
BE IT REMEMBERED, that on this 21 day of APRIL, 2017, before me, the subscriber, a notary public in and for said county, personally came Peter R. DeMarco, as Co-Trustee of the Lynn P. Demarco Testamentary Trust B, Grantor in the foregoing Deed, and acknowledged that he did execute the foregoing instrument and that the same is his free act and deed and the free act and deed of said Grantor.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my seal on this day and year aforesaid.

William J. Lindsay, Jr.

Notary Public

My Commission Expires: 8/30/2020



Date: 4-18-2017

Lynn I DeMarco
Lynn I. DeMarco, as Co-Trustee of the Lynn P. DeMarco Testamentary Trust B

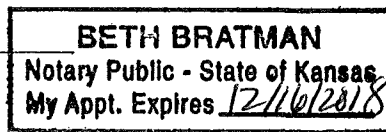
STATE OF Kansas)
COUNTY OF Johnson) ss

BE IT REMEMBERED, that on this 18 day of April, 2017, before me, the subscriber, a notary public in and for said county, personally came Lynn I. DeMarco, as Co-Trustee of the Lynn P. Demarco Testamentary Trust B, Grantor in the foregoing Deed, and acknowledged that he did execute the foregoing instrument and that the same is his free act and deed and the free act and deed of said Grantor.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my seal on this day and year aforesaid.

Beth Bratman
Notary Public

My Commission Expires: 12/16/2018



Lynn I DeMarco
Lynn I. DeMarco

M. Dianne DeMarco
M. Dianne DeMarco

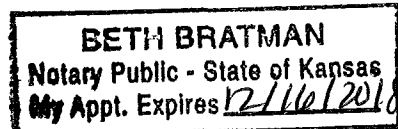
STATE OF Kansas)
COUNTY OF Johnson) ss

BE IT REMEMBERED, that on this 18 day of April, 2017, before me, the subscriber, a notary public in and for said county, personally came Lynn P. DeMarco and M. Dianne DeMarco, Grantor in the foregoing Deed, and acknowledged that he did execute the foregoing instrument and that the same is his free act and deed and the free act and deed of said Grantor.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my seal on this day and year aforesaid.

Beth Bratman
Notary Public

My Commission Expires: 12/16/2018



Lynn P. DeMarco Charitable Foundation, a Nebraska non-profit corporation

By: Lynn P. DeMarco, President
Lynn I. DeMarco, President

STATE OF Kansas)
COUNTY OF Johnson)^{SS}

BE IT REMEMBERED, that on this 18 day of April, 2017, before me, the subscriber, a notary public in and for said county, personally came Lynn P. DeMarco, as President of the Lynn P. Demarco Charitable Foundation, a Nebraska non-profit corporation, Grantor in the foregoing Deed, and acknowledged that he did execute the foregoing instrument and that the same is his free act and deed and the free act and deed of said Grantor.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my seal on this day and year aforesaid.

Beth Bratman
Notary Public

My Commission Expires: 12/16/2018



EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

NENE
NWNE
SENE
SOWE

SENE
NENE

The Northeast Quarter (NE¼) and the East Half of the Northwest Quarter (E½ NW¼) of Section 26, Township 15 North, Range 11 East of the 6th P.M., in Douglas County, Nebraska, subject to public roads and/or highways, and, EXCEPT that part thereof more particularly described as follows:

Commencing at the Northeast corner of Section 26-15-11; thence South, along the East Section line of said Section for a distance of 33 feet; thence West, for a distance of 33 feet, to the Point of Beginning; thence South and parallel to the East Section line, for a distance of 805.88 feet; thence West and parallel to the North Section line, for a distance of 17 feet; thence North and parallel to the East Section line, for a distance of 788.88 feet, to a point, said point being 50 feet West and 50 feet South of the Northeast corner of Section 26-15-11; thence West and parallel to the North Section line, for a distance of 494 feet, to a point, said point being 544 feet West of the East Section line and 50 feet South of the North Section line; thence North, for a distance of 17 feet; thence East and parallel to the North Section line, for a distance of 511 feet, to the Point of Beginning;

AND, EXCEPT that part thereof more particularly described as follows:

Commencing at the Northeast corner of said Section 26; thence South 87°33'42" West, along the North line of the Northeast Quarter of said Section 26, a distance of 185.00 feet; thence South 02°26'18" East, a distance of 50.00 feet, to the Point of Beginning; thence South 02°26'18" East, a distance of 3.00 feet; thence South 87°33'42" West, along a line 53.00 feet South of and parallel with the North line of said Northeast Quarter, a distance of 165.00 feet; thence North 02°26'18" West, a distance of 3.00 feet; thence North 87°33'42" East, along a line 50.00 feet South of and parallel with the North line of said Northeast Quarter, a distance of 165.00 feet, to the Point of Beginning;

AND, EXCEPT that part thereof more particularly described as follows:

Commencing at the Northeast corner of said Section 26; thence South 87°33'42" West, along the North line of the Northeast Quarter of said Section 26, a distance of 946.43 feet; thence South 02°27'37" East, a distance of 33.00 feet, to the Point of Beginning; thence continuing South 02°27'37" East, a distance of 17.00 feet; thence South 87°33'42" West, along a line 50.00 feet South of and parallel with the North line of said Northeast Quarter, a distance of 373.58 feet; thence North 02°26'18" West, a distance of 17.00 feet; thence North 87°33'42" East, along a line 33.00 feet South of and parallel with the North line of said Northeast Quarter, a distance of 373.57 feet, to the Point of Beginning;

AND, EXCEPT that part thereof more particularly described as follows:

Commencing at the Northeast corner of said Section 26; thence South 87°33'42" West, along the North line of the Northeast Quarter of said Section 26, a distance of 544.34 feet; thence South 02°26'26" East, a distance of 33.00 feet, to a point on the South line of Pacific Street and the Point of Beginning; thence continuing South 02°26'26" East, a distance of 17.00 feet; thence South 87°33'42" West, along a line 50.00 feet South of and parallel with the North line of said Northeast Quarter, a distance of 402.08 feet; thence North 02°27'36" West, a distance 17.00 feet; thence North 87°33'42" East, along a line 33.00 feet South of and parallel with the North line of said Northeast Quarter, a distance of 402.09 feet, to the Point of Beginning;

AND, EXCEPT that part thereof more particularly described as follows:

Commencing at the Southeast corner of said Northeast Quarter of Section 26; thence West, along the South line of said Northeast Quarter, for a distance of 33 feet, to the Point of Beginning; thence continuing West, along the South line of said Northeast Quarter, for a distance of 272.0 feet; thence North and parallel with the East line of said Northeast Quarter, for a distance of 1,060.0 feet; thence East and perpendicular to the East line of said Northeast Quarter, for a distance of 75.0 feet, to a point, said point being 230.0 feet West of the East line of said Northeast Quarter; thence North and parallel with the East line of said Northeast Quarter, for a distance of 900.0 feet, to a point, said point being 230.0 feet West of the East line of said Northeast Quarter; thence East and

perpendicular to the East line of said Northeast Quarter, for a distance of 75.0 feet, to a point, said point being 155.0 feet West of the East line of said Northeast Quarter; thence North and parallel with the East line of said Northeast Quarter, for a distance of 140.0 feet, to a point, said point being 155.0 feet West of the East line of said Northeast Quarter; thence East and perpendicular to the East line of said Northeast Quarter, for a distance of 30.0 feet, to a point, said point being 125.0 feet West of the East line of said Northeast Quarter; thence North and parallel with the East line of said Northeast Quarter, for a distance of 479.24 feet, to a point, said point being 125.0 feet West of and 65.0 feet South of the Northeast corner of said Northeast Quarter of Section 26; thence West and parallel with the North line of said Northeast Quarter, for a distance of 60.0 feet; thence North and perpendicular to the North line of said Northeast Quarter, for a distance of 15.0 feet, to a point on the South right-of-way line of Pacific Street, said point being 185.0 feet West and 50.0 feet South of the Northeast corner of said Northeast Quarter; thence East and parallel to the North line of said Northeast Quarter, for a distance of 135.0 feet, to the point of intersection of the South right-of-way line of Pacific Street and the West right-of-way line of 144th Street, said point being 50.0 feet West and 50.0 feet South of the Northeast corner of said Northeast Quarter; thence South, along a line which is 50.0 feet West of and parallel with the East line of said Northeast Quarter, for a distance of 788.88 feet; thence East, for a distance of 17.0 feet; thence South, along a line which is 33 feet West of and parallel with the East line of said Northeast Quarter, for a distance of 1,805.34 feet, plus or minus, to the South line of said Northeast Quarter of Section 26, and the Point of Beginning;

AND, EXCEPT that part thereof more particularly described as follows:

Commencing at the Northwest corner of the Northeast Quarter of the Northwest Quarter of said Section 26; thence South, for a distance of 10.058 meters (33.00 feet), to the Point of Beginning; thence East, along the South right-of-way line of Pacific Street, for a distance of 806.631 meters (2,646.40 feet); thence South, for a distance of 5.182 meters (17.00 feet); thence West and parallel to Pacific Street, for a distance of 635.538 meters (2,085.07 feet); thence Southwesterly, for a distance of 18.374 meters (60.28 feet), to a point being 7.010 meters (23.00 feet) South of the South right-of-way line of Pacific Street; thence West and parallel to Pacific Street, for a distance of 18.258 meters (59.90 feet); thence Northwesterly, for a distance of 18.374 meters (60.28 feet), for a point being 5.182 meters (17.00 feet) South of the South right-of-way line of Pacific Street; thence West, for a distance of 116.231 meters (381.33 feet); thence North, for a distance of 5.182 meters (17.00 feet), to the Point of Beginning;

AND, EXCEPT that part thereof more particularly described as follows:

Commencing at the Northeast corner of said Section 26; thence South, along the Section line, for a distance of 19.812 meters (65.00 feet); thence West, for a distance of 38.100 meters (125.00 feet), to the Northeast property corner; thence continuing West, along the South right-of-way line of Pacific Street, for a distance of 18.206 meters (59.73 feet); thence North, for a distance of 1.829 meters (6.00 feet), to the Point of Beginning; thence West and parallel to Pacific Street, for a distance of 50.292 meters (165.00 feet); thence North, for a distance of 1.829 meters (6.00 feet); thence East, along the South right-of-way line of Pacific Street, for a distance of 50.292 meters (165.00 feet); thence South, for a distance of 1.829 meters (6.00 feet), to the Point of Beginning;

AND, EXCEPT that part thereof more particularly described as follows:

The house located in the Northeast Quarter of Section 26, Township 15 North, Range 11 East of the 6th P.M., in Douglas County, Nebraska, the Northwest corner of which house is approximately 800 feet West of the Northeast corner of said Section (which is the center of the intersection of 144th and Pacific Streets) and approximately 290 feet South of the North line of said Section (which is the center line of Pacific Street), and which house is otherwise described as 14411 West Pacific Street, Omaha, Nebraska, together with the five (5) acres, more or less, of land abutting on Pacific Street on the North upon which said house is located and which is enclosed with said house by a steel fence.

EXHIBIT "B"
Permitted Exceptions

1. Terms and provisions of Metropolitan Utilities District - Notice (water main) dated September 22, 1969 and recorded September 22, 1969, in Book 481 at Page 53 of the Miscellaneous Records of Douglas County, Nebraska.
2. Easement granted to Sanitary and Improvement District No. 242 of Douglas County, Nebraska by instrument dated September 26, 1977 and recorded November 14, 1977, in Book 589 at Page 201 of the Miscellaneous Records of Douglas County, Nebraska, to construct, operate and maintain a drainage swale and appurtenances through and under a portion of subject property.
3. Easement granted to the County of Douglas, State of Nebraska by instrument dated September 3, 1981 and recorded September 9, 1981, in Book 659 at Page 55 of the Miscellaneous Records of Douglas County, Nebraska, to construct, operate and maintain a storm sewer or culvert and appurtenances in, through, over and under a portion of subject property.
4. Easement granted to the County of Douglas, State of Nebraska by instrument dated September 3, 1981 and recorded September 9, 1981, in Book 659 at Page 57 of the Miscellaneous Records of Douglas County, Nebraska, to construct, operate and maintain a storm sewer or culvert and appurtenances in, through, over and under a portion of subject property.
5. Terms and provisions of Metropolitan Utilities District - Notice (gas main) dated September 9, 1981 and recorded September 18, 1981, in Book 659 at Page 554 of the Miscellaneous Records of Douglas County, Nebraska.
6. Subject to limitations of direct access to and from subject property onto 144th Street and Pacific Street as contained in Warranty Deed dated December 17, 1992 and recorded January 28, 1993, in Book 1943 at Page 362 of the Deed Records of Douglas County, Nebraska.
7. Subject to limitation of direct access to and from subject property onto Pacific Street as contained in Warranty Deed dated August 1, 1994 and recorded October 18, 1994, in Book 1990 at Page 5 of the Deed Records of Douglas County, Nebraska.
8. Permanent Easements granted to the City of Omaha, Nebraska by Warranty Deed dated December 9, 2000 and recorded August 7, 2001, in Book 2188 at Page 95 of the Deed Records of Douglas County, Nebraska.
9. Permanent Sewer Easement granted to the City of Omaha, Nebraska by instrument dated December 9, 2000 and recorded August 7, 2001, in Book 1393 at Page 331 of the Miscellaneous Records of Douglas County, Nebraska, to construct, operate and maintain a sewer and appurtenances in, through and under portions of subject property.

10. Right-of-Way Easement granted to Omaha Public Power District by instrument dated October 1, 2004 and recorded October 22, 2004, as Instrument No. 2004138543 of the Records of Douglas County, Nebraska, to install, operate and maintain electric facilities over, upon, above, along, under, in and across a portion of subject property.
11. All general taxes and special taxes/assessments.
12. All easements, leases, encumbrances, liens, conditions and restrictions of record.
13. All applicable zoning and subdivision laws.
14. Any matter which would be shown by an accurate survey or inspection of the Property.