



DEED 2017027699



APR 12 2017 14:46 P 3

Nebr Doc
Stamp Tax

04-12-17
Date

\$ 85,500.00

By AC

3 Deed

FEE 22.00 FB 01-100005

BKP 23-15-11 L/S C/O _____ COMP _____

DEL _____ SCAN _____ FV _____

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Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
4/12/2017 14:46:15.72



2017027699

When recorded, return to:

[Jeffrey Silver, 10805 Old Mill Road
Omaha, Nebraska 68154

]

SPECIAL WARRANTY DEED

FATHER FLANAGAN'S BOYS' HOME, a Nebraska non-profit corporation, the **GRANTOR**, in consideration of one dollar and other valuable consideration received from **NEW WEST FARM HOLDINGS, LLC**, a Nebraska limited liability company, the **GRANTEE**, hereby convey to the Grantee the following described real estate (as defined in Neb. Rev. Stat. § 76-201):

See Exhibit A attached hereto

The Grantor jointly and severally covenants with the Grantee that the Grantor:

- (1) is lawfully seised of such Real Estate and that it is free from encumbrances, covenants, conditions, restrictions, claims or other outstanding rights except for that certain Amended and Restated Declaration of Restrictive Covenants dated as of April 10, 2017 executed by Grantor and recorded prior to the recording of this Deed, the effects, if any, of the encroachments located along the west boundary of the real estate as shown on that certain survey of the real estate by Lamp Rynearson & Associates certified April 3, 2017 and encumbrances, covenants, conditions, restrictions, claims or other outstanding rights 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 the Grantor, but not otherwise.

✓ 002002 and chg + cn

#16

Executed on this 11 day of April, 2017.

FATHER FLANAGAN'S BOYS' HOME, a
Nebraska non-profit corporation

By: *Philip J. Ruden*
Name: Philip J. Ruden
Title: Executive Vice President, Investments,
Chief Investment Officer

STATE OF NEBRASKA)
) ss
COUNTY OF DOUGLAS)



The foregoing instrument was acknowledged before me on the 11 day of April, 2017, by Philip J. Ruden, the Executive Vice President, Investments, Chief Investment Officer of Father Flanagan's Boys' Home, a Nebraska non-profit corporation, on behalf of such corporation.

Melissa R. Reiner
Notary Public

My Commission Expires: 6/2/19

EXHIBIT "A"

LEGAL DESCRIPTION OF THE REAL ESTATE

The East Half (E½) of Section 23, Township 15 North, Range 11 East of the 6th P.M., in Douglas County, Nebraska, EXCEPT the Southeast Quarter of the Southeast Quarter (SE¼ SE¼);

AND, EXCEPT the South 10 Acres of the Northeast Quarter of the Southeast Quarter (NE¼ SE¼) being more particularly described as follows:

Beginning at the Southeast corner of the Northeast Quarter of the Southeast Quarter of said Section 23; thence South 89°58'40" West (assumed bearing), for 1,323.72 feet, to the Southwest corner of said Northeast Quarter of the Southeast Quarter; thence North 00°10'42" West, for 329.03 feet, along the West line of said Northeast Quarter of the Southeast Quarter; thence North 89°58'40" East, for 1,324.05 feet, to the East line of said Northeast Quarter of the Southeast Quarter; thence South 00°07'15" East, for 329.03 feet, to the Point of Beginning;

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

Beginning at the Northeast corner of said Quarter Section; thence Westerly, a distance of 2,652.55 feet, to the Northwest corner of said Quarter Section; thence Southerly, deflecting 90°05'12" left, a distance of 545.00 feet, along the West line of said Quarter Section; thence Northeasterly, deflecting 124°00'35" left, a distance of 713.54 feet; thence Easterly, deflecting 27°34'36" right, a distance of 352.28 feet; thence Easterly, deflecting 06°31'11" right, a distance of 400.00 feet; thence Easterly, deflecting 05°42'38" right, a distance of 1,004.99 feet; thence Southeasterly, deflecting 20°51'16" right, a distance of 212.43 feet; thence Southeasterly, deflecting 30°09'26" right, a distance of 83.75 feet; thence Southerly, deflecting 33°15'40" right, a distance of 780.00 feet; thence Southerly, deflecting 09°27'44" right, a distance of 91.24 feet; thence Southerly, deflecting 08°50'22" left, a distance of 460.03 feet; thence Southerly, deflecting 10°40'05" left, a distance of 355.45 feet, to a point on the Westerly 144th Street right-of-way line; thence Easterly, deflecting 79°57'17" left, a distance of 33.00 feet, to a point on the East line of said Quarter Section; thence Northerly, deflecting 90°00'00" left, a distance of 2,050.00 feet, along said line, to the Point of Beginning;

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

Commencing at the Southeast corner of said Section 23; thence North, along the East line of the Southeast Quarter of said Section 23, for a distance of 1,653.51 feet; thence West and perpendicular to the East line of the Southeast Quarter of said Section 23, for a distance of 33 feet, to the Point of Beginning; thence continuing West and perpendicular to the East line of the Southeast Quarter of said Section 23, for a distance of 16 feet; thence North and parallel with the East lines of the Southeast and Northeast Quarters of said Section 23, for a distance of 1,683.34 feet, to a point; thence South 10°25'07" East, for a distance of 91.73 feet, to a point, said point being 33 feet West of the East line of the Northeast Quarter of said Section 23; thence South and parallel with the East lines of the Northeast and Southeast Quarters of said Section 23, for a distance of 1,593.03 feet, to the Point of Beginning;

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

Beginning at the Southeast corner of Lot 21, Piedmont Addition, an Addition to the City of Omaha, as surveyed, platted and recorded, in Douglas County, Nebraska; thence East and parallel to the North right-of-way line of Pacific Street, a distance of 1,323.39 feet; thence South, a distance of 17.00 feet, to the North right-of-way line of Pacific Street; thence West, along the North right-of-way line of Pacific Street, a distance of 1,323.39 feet; thence North, a distance of 17.00 feet, to the Point of Beginning;

Subject to public roads and/or highways

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