

WASHINGTON COUNTY, STATE OF NEBRASKA

INSTRUMENT NO. 201303051

*Karen A. Madsen*

REGISTER OF DEEDS

Recorded	<u>      /      </u>
General	<u>      /      </u>
Numerical	<u>                  </u>
Photostat	<u>                  </u>
Proofed	<u>                  </u>
Scanned	<u>                  </u>

**FILED**

2013 JUL 22 AM 9:31

KAREN A. MADSEN  
WASHINGTON COUNTY  
REGISTER OF DEEDS  
BLAIR, NE

NEBRASKA DOCUMENTARY STAMP TAX	
Date <u>July 22, 2013</u>	
\$ <u>7852.50</u>	By <u>KAM</u>

DEED

KNOW ALL BY THESE PRESENTS that Cordes & Company, Inc., a Colorado Corporation, not individually but solely as Receiver of certain assets of Dana College, a Nebraska nonprofit corporation ("Grantor"), pursuant to authority granted thereto by the Order of Appointment of Receiver entered on July 9, 2010 in a civil action titled *Wells Fargo Bank, National Association, Trustee v. Dana College*, Case No. CI 10-175 in the District Court of Washington County, Nebraska ("Order"), for consideration paid, does hereby grant, sell, convey, transfer, assign, to Krejci Development, LLC, a Nebraska limited liability company, its successor and assigns ("Grantee"), certain real estate located in the City of Blair, County of Washington, and State of Nebraska, which is more particularly described in Exhibit A attached hereto and made a part hereof (the "Property").

Grantor does hereby covenant that during its administration of the Property pursuant to the Order, it has not done or suffered to be done, anything whereby the Property hereby granted is, or may be, in any manner encumbered or charged, except as herein recited. Except for this foregoing covenant, and except for the representations and warranties of Grantor contained in that certain Purchase and Sale Agreement Dated As Of May 17, 2013 by and between Cordes & Company, Receiver for Dana College (Grantor herein), Dana College Foundation, Inc., and Krejci Development, LLC (Grantee herein) (the "Purchase and Sale Agreement"), the Property is conveyed AS-IS, without any other covenant, representation or warranty of any kind or nature, express or implied, and any and all warranties that might arise by common law and any covenants or warranties created by statute, as the same may be hereafter amended or superseded, are excluded.

The Property conveyed herein is conveyed pursuant to the Order Approving Sale filed July 2, 2013, in the District Court of Washington County, Nebraska in the aforementioned case (Sale Order). This Deed is executed pursuant to the Purchase and Sale Agreement, the Order, the Sale Order, and any other orders entered by the Court in the above mentioned case. The Property is conveyed by the Receiver without any warranty by the Receiver, except as expressly set forth above and subject to all exceptions, easements, rights-of-way, covenants, conditions, restrictions, reservations, encroachments, protrusions, shortages in area, boundary disputes and discrepancies of



EXHIBIT A

Tax Lots 30, 38, 39, 63, 74, 75, 76, 77, 83, 84, 85, 91, 100, and 101 in Section 10, Township 18 North, Range 11 East of the 6th P.M., in the City of Blair, Washington County, Nebraska.

and

Tax Lots 574 and 590 in Section 11, Township 18 North, Range 11 East of the 6th P.M., in the City of Blair, Washington County, Nebraska.

and

Tax Lot 637 in Section 11, Township 18 North, Range 11 East of the 6th P.M., in the City of Blair, Washington County, Nebraska.

and

Tax Lot 410 in Section 11, Township 18 North, Range 11 East of the 6th P.M., in the City of Blair, Washington County, Nebraska.

and

Tax Lot 540 in Section 11, Township 18 North, Range 11 East of the 6th P.M., in the City of Blair, Washington County, Nebraska.

and

Tax Lots 423 and 425 in Section 11, Township 18 North, Range 11 East of the 6th P.M., in the City of Blair, Washington County, Nebraska.

and

The Southeast Quarter of the Northeast Quarter (SE 1/4 NE 1/4) in Section 10, Township 18 North, Range 11 East of the 6th P.M., in the City of Blair, Washington County, Nebraska.

and

Tax Lots 364, 539, 542, and 643 in Section 11, Township 18 North, Range 11 East of the 6th P.M., in the City of Blair, Washington County, Nebraska.