



DEED 2016086167



OCT 17 2016 16:35 P 3

Nebr Doc
Stamp Tax

10-17-2016
Date

\$5625.00

By SB

Fee amount: 22.00
FB: 01-60000
COMP: SB

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
10/17/2016 16:35:22.00



2016086167

SPECIAL WARRANTY DEED

McCann Enterprises, Inc., a Nebraska corporation, GRANTOR, in consideration of Two Dollars and other good and valuable consideration received from GRANTEE, Flatwater Lake, LLC, a Nebraska limited liability company, conveys to GRANTEE, the following described real estate, (as defined in Neb. Rev. Stat. § 76-201):

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 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: October 14, 2016

McCann Enterprises, Inc., a Nebraska corporation

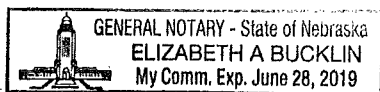
By: [Signature]
Lyle Haugen, President

STATE OF NEBRASKA
COUNTY OF DOUGLAS

} ss

The foregoing instrument was acknowledged before me on October 14, 2016 by Lyle Haugen, President of McCann Enterprises, Inc., a Nebraska corporation, on behalf of the corporation. Lyle Haugen 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.

12773C-15



[Signature]
Notary Public

EXHIBIT "A"

Those portions of the Southwest Quarter (SW¼) and of the Northwest Quarter of the Southeast Quarter (NW¼ SE¼) of Section 36, Township 16 North, Range 9 East of the 6th P.M., in Douglas County, Nebraska, lying North and West of the Union Pacific Railroad right-of-way, EXCEPT that part of the Northwest Quarter of the Southeast Quarter described as follows:

Beginning at the Northeast corner of said Northwest Quarter of the Southeast Quarter; thence along the Easterly line of said Northwest Quarter of the Southeast Quarter, South 00°00'52" East, 211.94 feet, to a point on the Northerly right-of-way line of the Beatrice Branch of the Union Pacific Railroad Company; thence along said Northerly right-of-way line, South 58°07'54" West, 360.15 feet, to a point being on a non-tangent curve, concave Northwesterly, to which point a radial line bears South 45°09'45" East, 914.28 feet; thence Northeasterly, along said curve, 470.15 feet, to a point on the Northerly line of said Northwest Quarter of the Southeast Quarter; thence along said Northerly line, South 89°52'14" East, 72.58 feet, to the Point of Beginning;

AND, EXCEPT that part of the Northwest Quarter of the Southeast Quarter described as follows:

Commencing at the Northeast corner of said Southeast Quarter of Section 36; thence South 88°04'34" West (assumed bearing), along the North line of said Southeast Quarter, 1,392.98 feet; thence South 01°55'26" East, perpendicular to said North line, 7.00 feet, to a point on the South right-of-way line of Valley Street, said point being the Point of Beginning; thence Southwesterly, on a 914.28 foot radius curve to the right (chord bearing South 20°03'20" West, chord distance of 200.91 feet), an arc length of 201.32 feet; thence North 04°58'54" West, 186.57 feet, to a point on the South right-of-way line of Valley Street; thence North 88°04'34" East, along said right-of-way line, 85.15 feet, to the Point of Beginning;

AND, EXCEPT that part of the Southwest Quarter described as follows:

Beginning at the intersection of the North right-of-way line of County Road 25 and the East right-of-way line of County Road 104, said point being 32.95 feet North and 33.00 feet East of the Southwest corner of said Section 36; thence North, along said East right-of-way line of County Road 104, 1,292.60 feet, to a point, said point lying on the North line of the Southwest Quarter of the Southwest Quarter of Section 36; thence East, along said North line, 17.00 feet, to a point; thence South, parallel to and 50.00 feet Easterly of the West line of said Southwest Quarter, 944.16 feet, to a point, said point being 381.44 feet North of and 50.00 feet East of the Southwest corner of said Southwest Quarter; thence on a curve to the left (radius equals 331.97 feet, and delta angle equals 59°08'30"), for 342.66 feet, to a point which lies on the Westerly right-of-way line of the Union Pacific Railroad; thence

Southwesterly, along said railroad right-of-way line, for 120.49 feet, to a point which lies on the North right-of-way line of County Road 25, said point being 32.85 feet North of and 109.37 feet East of the Southwest corner of said Southwest Quarter; thence West, along said North right-of-way line, 76.37 feet, to the Point of Beginning;

AND, EXCEPT that part of the Northwest Quarter of the Southwest Quarter described as follows:

The East 17.0 feet of the West 50.0 feet of the Northwest Quarter of the Southwest Quarter of said Section 36;

AND, EXCEPT that part thereof described as follows:

Commencing at the Northwest corner of said Southwest Quarter of said Section 36; thence North $88^{\circ}04'34''$ East (assumed bearing), along the North line of said Southwest Quarter, 50.00 feet, to a point of intersection of the South right-of-way line of Valley Street and the East right-of-way line of 288th Street, said point being the Point of Beginning; thence continuing North $88^{\circ}04'34''$ East, along said South right-of-way line of Valley Street, 2,591.49 feet, to the Northeast corner of said Southwest Quarter; thence continuing North $88^{\circ}04'34''$ East, along said South right-of-way line, 1,247.79 feet; thence Southwesterly, on a 914.28 foot radius curve to the right (chord bearing South $13^{\circ}32'57''$ West, chord distance 7.26 feet), an arc length of 7.26 feet; thence South $88^{\circ}04'34''$ West, along a line 7.0 feet South of and parallel to the South right-of-way line of Valley Street, 1,245.84 feet, to a point on the East line of said Southwest Quarter; thence continuing South $88^{\circ}04'34''$ West, along a line 7.00 feet South of and parallel to said South right-of-way line of Valley Street, 2,591.49 feet, to a point on the East right-of-way line of 288th Street; thence North $02^{\circ}02'50''$ West, along said East line, 7.00 feet, to the Point of Beginning;

Subject to public roads and/or highways.

(Note for Indexing: NESW, NWSW, SWSW, SESW & NWSE)