

NEBRASKA DOCUMENTARY STAMP TAX

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Carol Givens, Register of Deeds

DODGE COUNTY NE

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## WARRANTY DEED

**Elaine Sue Chan, a single person, GRANTOR**, in consideration of One Dollar and other good and valuable consideration received from **N&M Holdings LLC, a Nebraska limited liability company**, as Grantee, conveys to GRANTEE, the following-described real estate located in **Dodge County, Nebraska**:

**Parcel 1:**

That portion of Lot 1, Block 1, Howard Williams Fifth Addition, an Addition to the City of Fremont, as surveyed, platted and recorded in Dodge County, Nebraska, described as follows:

Beginning at the Southeast corner of said Lot 1 monumented with a 5/8" rebar; thence North 89 degrees 31 minutes 10 seconds West (assumed bearings) for 241.72 feet along the South line of said Lot 1 to a 5/8" rebar; thence North 00 degrees 02 minutes 29 seconds East for 287.47 feet along a line that is parallel with and 237.00 feet East of the West line of said Lot 1 to a chiseled "x" on the South right of way line of East 23rd Avenue South; thence along said South right of way line for the following four (4) courses; 1) thence South 87 degrees 42 minutes 07 seconds East for 92.08 feet to a star drill hole with chiseled V; 2) thence along a curve to the right having a radius of 90.00 feet and a long chord bearing South 56 degrees 10 minutes 33 seconds East for 49.82 feet, for an arc length of 50.48 feet to a 1/2" rebar; 3) thence along a curve to the left having a radius of 91.00 feet and a long chord bearing South 64 degrees 51 minutes 01 seconds East for 76.50 feet, for an arc length of 78.95 feet to a 1/2" rebar; 4) thence along a curve to the right having a radius of 40.01 feet and a long chord bearing South 51 degrees 52 minutes 19 seconds East for 49.37 feet, for an arc length 53.20 feet to a 1/2" rebar on the West right of way line of Cedar Street; thence South 00 degrees 00 minutes 30 seconds East for 195.08 feet along said West right of way line to the point of beginning.

**Parcel 2:**

Perpetual, non-exclusive easement rights referred to as the Ingress and Egress Easement Drive as contained in Agreement Concerning: The Imposition of Certain Easements, Covenants and Conditions, dated April 17, 1998, recorded April 22, 1998 in Book 1998, Page 2365 in the records of Dodge County, Nebraska.

**GRANTOR covenants with GRANTEE that GRANTOR:**

- (1) is lawfully seized of such real estate that it is free from encumbrances subject to easements, reservations, covenants and restrictions of record.
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend the title to the real estate against the lawful claims of all persons claiming the same or any part thereof by, through, or under Grantor, and none other.

Executed: December 12, 2011.  
signatures on additional page

Elaine Sue Chan 12/12/2011  
Elaine Sue Chan

State of CA

§

County of SAN FRANCISCO

The foregoing instrument was acknowledged before me this 12 day of December, 2011 by **Elaine Sue Chan.**

[Signature]  
Notary Public

0249209

