


COUNTER JS
VERIFY JS
FEES \$ 16.50
CHG_SFILE
SUBMITTED TITLECORE - TITLE

NEBRASKA DOCUMENTARY STAMP TAX
Oct 03, 2012
\$6072.75 By JS

FILED SARPY CO. NE. INSTRUMENT NUMBER
<b>2012-30380</b>
2012 Oct 03 08:41:41 AM
<i>Lloyd J. Dowling</i>
REGISTER OF DEEDS


**WARRANTY DEED**

Return to: TitleCore, LLC, 1905 Harney Street, Suite 210, Omaha, Ne 68102

STORE IT NOW, LLC, a Nebraska limited liability company, GRANTOR, in consideration of TWO DOLLARS and other good and valuable consideration received from GRANTEE, PEELZ REAL ESTATE, LLC, a nebraska limited liability company, conveys to GRANTEE, the following described real estate, (as defined in Neb. Rev. Stat. § 76-201):

SEE ATTACHED EXHIBIT "A"

GRANTOR covenants (jointly and severally, if more than one) 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.

Executed: October 2, 2012

STORE IT NOW, LLC, a Nebraska limited liability company

By: *Larry J. Courtlage*  
Larry J. Courtlage, Manager

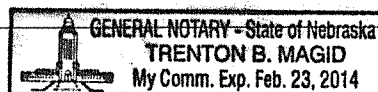
By: *Kathy A. Courtlage*  
Kathy A. Courtlage, Member

State of Nebraska )  
County of DOUBLAS ) -- ss.

The foregoing Warranty Deed was acknowledged before me on October 2, 2012, by Larry J. Courtlage and Kathy A. Courtlage, as Managers of Store It Now, LLC, a Nebraska limited liability company, for and on behalf of the company.

*Trenton B. Magid*  
Notary Public

My commission expires:



TC 12-115888

EXHIBIT "A"  
LEGAL DESCRIPTION

Lot 28A1, in BROOK VALLEY BUSINESS PARK, a Subdivision, as surveyed, platted and recorded, in Sarpy County, Nebraska, being all of Lot 28 EXCEPT that part of thereof described as follows:

Commencing at the Northeast corner of Section 17, Township 14 North, Range 12 East of the 6th P.M.; thence South 02°37'35" East (assumed bearing), along the East line of the Northeast Quarter of said Section 17-14-12 (a/k/a the centerline of 108th Street), a distance of 33 feet; thence South 87°38'24" West, a distance of 50 feet, to the intersection of the West right-of-way line of 108th Street, and the South right-of-way line of Harrison Street; thence South 02°37'35" East, along said West right-of-way line of 108th Street, a distance of 1,855.45 feet, to a point of curvature; thence along a curve to the right, having a radius of 1,450 feet, an arc distance of 503.26 feet (chord bearing South 07°19'00" West, chord distance of 500.74 feet), to a point of reverse curvature; thence on a curve to the left, having a radius of 588 feet, an arc distance of 468.01 feet (chord bearing South 05°32'33" East, chord distance of 455.75 feet), to a point of reverse curvature; thence on a curve to the right, having a radius of 638.75 feet, and arc distance of 101.76 feet (chord bearing South 23°46'47" East, chord distance of 101.65 feet), to the Point of Beginning; thence continuing along said curve to the right, having a radius of 638.75 feet, an arc distance of 76.88 feet (chord bearing South 15°46'00" East, chord distance of 76.83 feet) to the intersection of the North right-of-way line of the Burlington Northern Railroad and said East right-of-way line of 108th Street; thence North 59°08'07" West, along said North right-of-way line of the Burlington Northern Railroad, a distance of 100 feet; thence North 70°47'00" East, a distance of 68.79 feet, to said East right-of-way line of 108th Street and the Point of Beginning;

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

Commencing at the Southeast corner of the Southeast Quarter of said Section 17; thence North 00°33'40" West (assumed bearing), along the East line of said Section 17, a distance of 720.283 meters (2,363.13 feet); thence South 89°26'20" West, a distance of 23.370 meters (76.67 feet), to a point on the West right-of-way line of 108th Street, said point also being the Southeast corner of said Lot 28A, Brook Valley Business Park, Lots 1 thru 28, inclusive, said point also being the Northeast corner of Lot 28B, Brook Valley Business Park, Lots 1 thru 28, inclusive, said point also being the Point of Beginning; thence South 72°50'56" West, along the Southerly line of said Lot 28A, Brook Valley Business Park, Lots 1 thru 28, inclusive, said line also being the Northerly line of Lot 28B, Brook Valley Business Park, Lots 1 thru 28, inclusive, a distance of 20.974 meters (68.81 feet), to a point on the Northerly right-of-way line of the Chicago, Burlington and Quincy Railroad, said point also being the Northwest corner of said Lot 28B, Brook Valley Business Park, Lots 1 thru 28, inclusive; thence North 57°00'32" West, along said Southerly line of Lot 28A, Brook Valley Business Park, Lots 1 thru 28, inclusive, said line also being said Northerly right-of-way line of the Chicago, Burlington and Quincy Railroad, a distance of 27.749 meters (91.04 feet); thence North 04°10'20" East, a distance of 21.199 meters (69.55 feet); thence North 10°41'19" East, a distance of 27.146 meters (89.06 feet); thence North 17°08'08" East, a distance of 28.573 meters (93.74 feet), to a point on said West right-of-way line of 108th Street, said line also being the East line of said Lot 28A, Brook Valley Business Park, Lots 1 thru 28, inclusive; thence Southerly, along said West right-of-way line of 108th Street, said line also being said East line of Lot 28A, Brook Valley Business Park, Lots 1 thru 28, inclusive, on a curve to the left with a radius of 179.222 meters (588.00 feet), a distance of 57.909 meters (189.99 feet), said curve having a long chord which bears South 16°59'00" East, a distance of 57.657 meters (189.16 feet); thence Southerly, along said West right-of-way line of 108th Street, said line also being said East line of Lot 28A, Brook Valley Business Park, Lots 1 thru 28, inclusive, on a curve to the right with a radius of 194.691 meters (638.75 feet), a distance of 31.135 meters (102.15 feet), said curve having a long chord which bears South 21°39'31" East, a distance of 31.102 meters (102.04 feet), to the Point of Beginning;

And,

Outlot B, in BROOK VALLEY BUSINESS PARK, a Subdivision, as surveyed, platted and recorded, in Sarpy County, Nebraska;

And,

Lot 2, in BROOK VALLEY BUSINESS PARK REPLAT FOUR, a Subdivision, as surveyed, platted and recorded, in Sarpy County, Nebraska.