

NEBRASKA DOCUMENTARY
STAMP TAX
Jul 03, 2017
\$ 641.25 By KT

STATE OF NEBRASKA } ss
YORK COUNTY
This Instrument was filed for record
on July 03, 2017
at 01:41 PM, and duly
recorded in Vol. 44 of GEN
Page 519
Instrument No. 2017-01437
Kelly Turner KT
Fee \$ 16.00 County Clerk

WARRANTY DEED

CG Holthus, LLC, a Nebraska limited liability company (erroneously referred to as C.G. Holthus, LLC in prior deeds), GRANTOR, in consideration of One Dollar (\$1.00) and other good and valuable consideration received from Batis Development Company, a Kansas corporation, GRANTEE, the receipt and sufficiency of which are hereby acknowledged and agreed, hereby conveys to GRANTEE, the following-described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots One (1) and Two (2), Holthus Subdivision 3rd Addition, City of York, York County, Nebraska in the records of York County, Nebraska.

GRANTOR covenants with GRANTEE that GRANTOR:

- (1) is lawfully seized of such real estate and that it is free from encumbrances, **except** for the matters of record shown on Exhibit A attached hereto and incorporated herein by this reference (collectively, the "**Permitted Exceptions**");
- (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 on this 29th day of June, 2017.

CG Holthus, LLC a Nebraska limited liability company

C.G. Holthus
C.G. Holthus, Manager

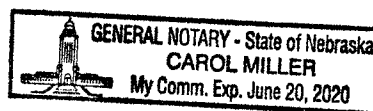
State of Nebraska

§

County of York

The foregoing instrument was acknowledged before me this 29th day of June, 2017, by **C.G. Holthus, Manager of CG Holthus, LLC, a Nebraska limited liability company**, on behalf of the limited liability company.

Carol Miller
Notary Public



Please Return recorded document to:
Nebraska Title Company
14680 West Dodge Road, Suite 1
Omaha, NE 68154

EXHIBIT A

PERMITTED EXCEPTIONS

1. Real estate taxes for the year 2017 and subsequent years, a lien not yet due and payable.
2. Terms and conditions of Declaration of Monument Sign Operation, Easement and Maintenance Agreement by CG Holthus, LLC, a Nebraska limited liability company, recorded September 30, 2016 in Book 35, Page 786; records of York County, Nebraska.
3. Terms and conditions of Holthus Commercial Center Second Amendment and Restated Declaration of Restrictive Covenants Holthus Commercial Center, recorded September 30, 2016 in Book 35, Page 774; Amended and Restated Declaration of Restrictive Covenants recorded May 16, 2017, in Book 43, Page 156; records of York County, Nebraska.
4. Terms and conditions of Ordinance No. 2074 recorded April 1, 2013 in Book 55, Page 208; records of York County, Nebraska.
5. Easements and restrictions reserved and shown in the Plat and Dedication of Holthus Subdivision Replat 1 of Lots 1 and 2, Block 3, recorded in Book 15, Page 245; records of York County, Nebraska.
6. Terms, conditions, restrictions, limitations and easements, if any, as contained within the Plat of Holthus Subdivision 3rd Addition recorded May 19, 2017 in Book 43, Page 246; records of York County, Nebraska.