



DEED 2015078625



SEP 17 2015 11:03 P 2

Nebr Doc Stamp Tax
09-17-2015 Date
\$31025.25
By MS

Fee amount: 16.00  
FB: 23-06170  
COMP: MS

Received - DIANE L. BATTIATO  
Register of Deeds, Douglas County, NE  
09/17/2015 11:03:51.00



When recorded, return to:  
Dain, Torpy, LeRay, Wiest & Garner, P.C.  
745 Atlantic Avenue, 5<sup>th</sup> Floor  
Boston, MA 02111  
Attn: Timothy J. Pecci, Esq.

### SPECIAL WARRANTY DEED

**CAGR, L.L.C., a Delaware limited liability company**, GRANTOR, in consideration of \$1.00 and other valuable consideration received from GRANTEE, **CRIC CAG Omaha 9 LLC, a Delaware limited liability company**, conveys and confirms to GRANTEE that certain real estate located in Douglas County, Nebraska described in Exhibit A attached hereto and incorporated by reference herein.

Grantor covenants with the Grantee that Grantor: (1) is lawfully seized of such real estate and that it is free from encumbrances, subject to all easements, 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, but not otherwise.

Executed on this 31<sup>st</sup> day of August, 2015.

CAGR, L.L.C.,  
a Delaware limited liability company

By: Luz Campa  
Name: Luz Campa  
Title: Vice President

STATE OF Minnesota )  
COUNTY OF Hennepin ) ss.

The foregoing instrument was acknowledged before me this 27 day of August, 2015 by Luz Campa as V.P. of CAGR, L.L.C., a Delaware limited liability company.



DeAnn Peissig  
Notary Public

## LEGAL DESCRIPTION

The land referred to is situated in the State of Nebraska, County of Douglas and is described as follows:

### PARCEL 1:

Lot 17, Central Park East, an Addition to the City of Omaha, Douglas County, Nebraska.

### PARCEL 2:

Non-exclusive easements contained in Parking Declaration, filed November 30, 1989, in Book 906, Page 481; amended by the First Supplemental Parking Declaration, filed June 19, 1990, in Book 928, Page 9; amended by the Second Supplemental Parking Declaration, filed November 7, 1990, in Book 944, Page 1; amended by the Amendment to Parking Declaration, filed August 30, 1995, in Book 1155, Page 233; amended by the Third Supplemental Parking Declaration, filed June 7, 1999, in Book 1295, Page 710; all in the Official Records, Douglas County, Nebraska.

### PARCEL 3:

Non-exclusive easements contained in Amended and Restated Driveway Easement Agreement dated May 20, 1998, recorded December 29, 1998 in Book 1275, Page 724, Official Records, Douglas County, Nebraska.

### PARCEL 4:

Easement for storm sewer purposes contained in the Storm Sewer Connection Agreement dated April 16, 1990, recorded July 18, 1990, in Book 931, Page 356, Official Records, Douglas County, Nebraska.