Fee Received: \$16.00 NE Documentary Stamp Tax Fee:\$13,450.50 Electronically Recorded By: PN

Douglas County, NE Assessor/Register of Deeds DIANE L. BATTIATO

When recorded, return to:

Ansell Grimm & Aaron PC 365 Rifle Camp Road Woodland Park, NJ 07424 Attn: Melanie J. Scroble, Esq.

SPECIAL WARRANTY DEED Chicago Tyte NJ LIDITS BOX

CRIC CAG Omaha 9 LLC, a Delaware limited liability company, GRANTOR, in consideration of \$1.00 and other valuable consideration received from GRANTEE, Omaha ConAgra ADPTIC, LLC, a Delaware limited liability company, conveys and confirms to GRANTEE a thirty-eight and forty-seven hundredths percent (38.47%) undivided interest, as a tenant in common with Grantor, in and to that certain real estate located in Douglas County, Nebraska described in Exhibit A attached hereto and incorporated by reference herein. For the avoidance of doubt, Grantor shall retain a sixty-one and fifty-three hundredths percent (61.53%) undivided interest in and to such real estate following the transfer to Grantee described 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 15 day of October, 2017.

CRIC CAG Omaha 9 LLC. a Delaware limited liability company

Name: Mariorie Palace

Title: President

COMMONWEALTH OF MASSACHUSETTS

RIE E

COUNTY OF SUFFOLK

The foregoing instrument was acknowledged before me this 12 day of October, 2017 by Marjorie Palace, as President of CRIC CAG Omaha 9 LLC, a Delaware limited liability company. ANTE E. MA

) ss.

Unremarie E Walsh

Notary Public

Annemarie E. Walsh

## **EXHIBIT A**

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, as surveyed, platted and recorded in 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.