



DEED 2015091342



OCT 28 2015 16:11 P 5

Nebr Doc Stamp Tax
10-28-2015 Date
\$101823.75
By AT

Fee amount: 34.00  
FB: 23-06173  
COMP: AT

Received - DIANE L. BATTIATO  
Register of Deeds, Douglas County, NE  
10/28/2015 16:11:56.00



2015091342

When recorded, return to:  
ConAgra Foods, Inc.  
One ConAgra Drive  
Omaha, Nebraska 68102  
Attention: Legal Department

**SPECIAL WARRANTY DEED**

**OMAHA REAL ESTATE INVESTMENT PARTNERSHIP II, L.L.C.**, a Delaware limited liability company, GRANTOR, in consideration of \$1.00 and other valuable consideration received from GRANTEE, **ConAgra Foods Packaged Foods, 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.

TO HAVE AND TO HOLD the premises aforesaid with and all singular, the rights, easements, privileges, appurtenances and immunities thereto belonging or in any wise appertaining unto the said Grantee and unto Grantee's successors and assigns forever, the said Grantor hereby covenanting that Grantor:

- (i) is lawfully seized of said premises and such premises are free from encumbrances other than those exceptions described in Exhibit B attached hereto and incorporated by reference herein;
- (ii) has good right and lawful authority to convey such premises;
- (iii) shall warrant and defend the title to said premises unto the said Grantee and unto Grantee's successors and assigns, against the lawful claims and demands of all persons claiming under or through Grantor, but not otherwise.

[Signature page follows.]

NCS-751920-MPLS

Executed on this 26 day of October, 2015.

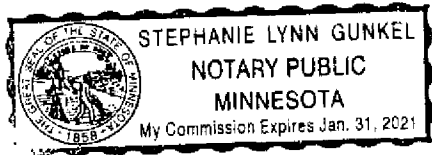
OMAHA REAL ESTATE INVESTMENT  
PARTNERSHIP II, L.L.C., a Delaware limited  
liability company

By: Keith P. Bednarowski  
Name: Keith P. Bednarowski  
Title: President

STATE OF Minnesota )  
 ) ss.  
COUNTY OF Hennepin )

The foregoing instrument was acknowledged before me this 21<sup>st</sup> day of October, 2015 by Keith P. Bednarowski as President of OMAHA REAL ESTATE INVESTMENT PARTNERSHIP II, L.L.C., a Delaware limited liability company.

Stephanie L Gunkel  
Notary Public



## EXHIBIT A

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

Parcel 1:

Lot 1, Central Park East Replat 2, an Addition to the City of Omaha, Douglas County, Nebraska.

Parcel 2:

Non-exclusive easement as established by Parking Declaration filed November 30, 1989 in Book 906 at Page 481, Miscellaneous Records, Douglas County, Nebraska; and amended by First Supplemental Parking Declaration filed June 19, 1990 in Book 928 at Page 9, Miscellaneous Records, Douglas County, Nebraska; and further amended by Second Supplemental Parking Declaration filed November 7, 1990 in Book 944 at Page 1, Miscellaneous Records, Douglas County, Nebraska; and further amended by Amendment to Parking Declaration filed August 30, 1995 in Book 1155 at Page 233, Miscellaneous Records, Douglas County, Nebraska; and further amended by Third Supplemental Parking Declaration filed June 7, 1999 in Book 1295 at Page 710, Miscellaneous Records, Douglas County, Nebraska.

Parcel 3:

Non-exclusive easement as established by Amended and Restated Driveway Easement Agreement filed December 28, 1998, in Book 1275 at Page 724, Miscellaneous Records, Douglas County, Nebraska.

Parcel 4:

Non-exclusive easement as established by easement contained in Indenture filed March 2, 1943, in Book 172 at Page 367, Miscellaneous Records, Douglas County, Nebraska.

Parcel 5:

Non-exclusive easement as established by Storm Sewer Connection Agreement filed July 18, 1990, in Book 931 at Page 356, Miscellaneous Records, Douglas County, Nebraska.

Parcel 6: Non-exclusive easement as established by Easement filed May 1, 1998, in Book 1246 at Page 441, Miscellaneous Records, Douglas County, Nebraska, pertaining to a no-build zone in Lot 2, Central Park East Replat 2.

Parcel 7:

Non-exclusive easement as established by Easement Agreement filed December 28, 1998, in Book 1275 at Page 718, Miscellaneous Records, Douglas County, Nebraska.

## EXHIBIT B

1. Taxes for 2014 and thereafter.
2. Easements as set forth on the Plat and contained in the Dedication of Central Park East filed May 17, 1989 in Book 1849 at Page 320, Deed Records, Douglas County, Nebraska.  
  
Ratification of Plat filed May 23, 1989 in Book 887 at Page 117, Miscellaneous Records, Douglas County, Nebraska.  
  
Disclaimer and Release by Omaha Public Power District filed September 18, 1989 in Book 899 at Page 48, Miscellaneous Records, Douglas County, Nebraska.
3. Easements as shown on the Administrative Subdivision of Central Park East Replat 2, filed April 28, 1998 in Book 1245 at Page 679, Miscellaneous Records, Douglas County, Nebraska.
4. Terms and provisions of Parking Declaration filed November 30, 1989 in Book 906 at Page 481, Miscellaneous Records, Douglas County, Nebraska.  
  
First Supplemental Parking Declaration filed June 19, 1990 in Book 928 at Page 9, Miscellaneous Records, Douglas County, Nebraska.  
  
Second Supplemental Parking Declaration filed November 7, 1990 in Book 944 at Page 1, Miscellaneous Records, Douglas County, Nebraska.  
  
Amendment to Parking Declaration filed August 30, 1995 in Book 1155 at Page 233, Miscellaneous Records, Douglas County, Nebraska.  
  
Third Supplemental Parking Declaration filed June 7, 1999 in Book 1295 at Page 710, Miscellaneous Records, Douglas County, Nebraska.
5. Terms and provisions of Redevelopment Covenants filed February 23, 1990 in Book 914 at Page 493, Miscellaneous Records, Douglas County, Nebraska.  
  
Ratification of Redevelopment Covenants filed June 15, 1990 in Book 927 at Page 442, Miscellaneous Records, Douglas County, Nebraska.  
  
Amendment to Redevelopment Covenants filed November 1, 1995 in Book 1160 at Page 351, Miscellaneous Records, Douglas County, Nebraska.
6. Terms and provisions of Driveway Easement Agreement filed June 19, 1990, in Book 928 at Page 2, Miscellaneous Records, Douglas County, Nebraska.  
  
Amended and Restated Driveway Easement Agreement filed December 28, 1998, in Book 1275 at Page 724, Miscellaneous Records, Douglas County, Nebraska.
7. Terms and provisions of easement contained in Indenture filed March 2, 1943, in Book 172 at Page 367, Miscellaneous Records, Douglas County, Nebraska.
8. Terms and provisions of Declaration of Covenants filed March 9, 1989, in Book 879 at Page 632, Miscellaneous Records, Douglas County, Nebraska.

9. Terms and provisions of Declaration of Covenants filed August 9, 1989, in Book 895 at Page 40, Miscellaneous Records, Douglas County, Nebraska.
10. Release of Easement by Omaha Public Power District filed August 25, 1989 in Book 896 at Page 614, Miscellaneous Records, Douglas County, Nebraska.
11. Release of Easement by Metropolitan Utilities District of Omaha, filed October 16, 1989 in Book 901 at Page 722, Miscellaneous Records, Douglas County, Nebraska.
12. Terms and provisions of Lake Easement Agreement filed July 18, 1990, in Book 931 at Page 346, Miscellaneous Records, Douglas County, Nebraska.
13. Terms and provisions of Storm Sewer Connection Agreement filed July 18, 1990, in Book 931 at Page 356, Miscellaneous Records, Douglas County, Nebraska.
14. Encroachment as contained in Corporation Special Warranty Deed filed September 8, 1989 in Book 1858 at Page 69, Deed Records, Douglas County, Nebraska.
15. Terms and provisions of conditions and reservations contained in Ordinance No. 33270, filed June 17, 1994, in Book 1122 at Page 83, Miscellaneous Records, Douglas County, Nebraska.
16. Terms and provisions of Communications Systems Right of Way and Easement granted to Sprint Communications Company, L.P., dated November 27, 1995, filed April 10, 1996, in Book 1173 at Page 611, Miscellaneous Records, Douglas County, Nebraska.
17. Terms and provisions of Easement granted to Omaha Public Power District, filed May 1, 1998, in Book 1246 at Page 441, Miscellaneous Records, Douglas County, Nebraska.
18. Disclaimer by Union Pacific Railroad Company filed July 14, 1998 in Book 1255 at Page 166, Miscellaneous Records, Douglas County, Nebraska.
19. Terms and provisions of Easement Agreement filed December 28, 1998, in Book 1275 at Page 718, Miscellaneous Records, Douglas County, Nebraska.
20. Terms and provisions of Permanent Subsurface Sewer Easement granted to the City of Omaha, Nebraska, filed May 16, 2014, as Instrument No. 2014036370, Official Records, Douglas County, Nebraska.