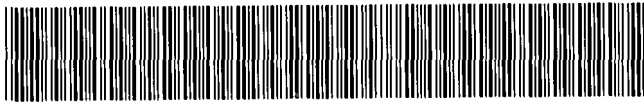




DEED 2017021057



MAR 20 2017 11:27 P 5

Nebr Doc Stamp Tax
3-20-17
Date
\$ 1093.50
By CL

Deed 5
 34⁰⁰ FB 23-31182
 BKP _____ C/O _____ COMPAK
 DEL _____ SCAN _____ FV 38

F

Received - DIANE L. BATTIATO
 Register of Deeds, Douglas County, NE
 3/20/2017 11:27:01.13

2017021057

PLEASE RETURN TO: First American Title Insurance Company, Attn: Jim O'Donnell, 13924 Gold Circle, Omaha, NE 68144

SPECIAL WARRANTY DEED

415 LEAVENWORTH STREET LIMITED LIABILITY COMPANY, a Nebraska limited liability company ("Grantor"), in consideration of Ten Dollars (\$10.00) and other good and valuable consideration received from CONAGRA FOODS PACKAGED FOODS, LLC, a Delaware limited liability company ("Grantee"), hereby conveys to Grantee that certain real estate located in Douglas County, Nebraska and legally described in Exhibit "A" attached hereto and incorporated by reference herein.

Grantor covenants with Grantee that Grantor:

1. Is lawfully seized of such real estate and that it is free and clear of all liens, conditions, restrictions, leases and other encumbrances of any kind and nature except for those matters set forth on Exhibit "B" attached hereto and incorporated by reference herein;
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 by, through or under Grantor, but not otherwise.

EXECUTED: March 15, 2017.

GRANTOR:

415 LEAVENWORTH STREET LIMITED LIABILITY COMPANY, a Nebraska limited liability company

By: Heistand Holdings Limited Liability Company, a Nebraska limited liability company, Manager

By: 
Todd Heistand, Manager

35

✓ 6722114630+chg

EXHIBIT "A"

Legal Description of Property

(Attached)

EXHIBIT

LEGAL DESCRIPTION

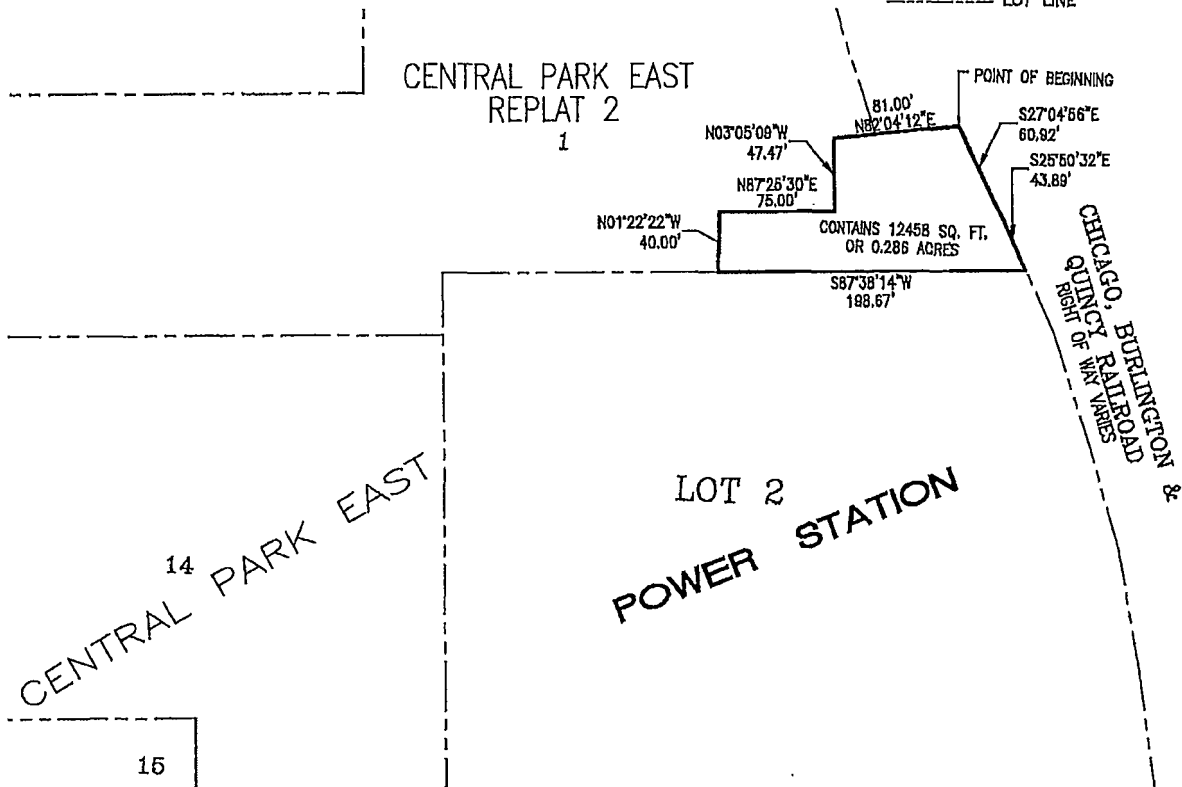
THAT PART OF LOT 2, POWER STATION, A SUBDIVISION, AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

- BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 2;
 THENCE SOUTH 27°04'56" EAST (BEARINGS REFERENCED TO THE FINAL PLAT OF POWER STATION) FOR 60.92 FEET ON THE EAST LINE OF SAID LOT 2;
 THENCE SOUTH 25°50'32" EAST FOR 43.89 FEET CONTINUING ON SAID EAST LINE;
 THENCE SOUTH 87°38'14" WEST FOR 198.67 FEET TO THE NORTH LINE OF SAID LOT 2;
 THENCE ON SAID NORTH LINE THE FOLLOWING FOUR (4) COURSES.
1. THENCE NORTH 01°22'22" WEST FOR 40.00 FEET;
 2. THENCE NORTH 87°25'30" EAST FOR 75.00 FEET;
 3. THENCE NORTH 03°05'09" WEST FOR 47.47 FEET;
 4. THENCE NORTH 82°04'12" EAST FOR 81.00 FEET TO THE POINT OF BEGINNING.
- CONTAINS 12,458 SQUARE FEET OR 0.286 ACRES.



LEGEND

- BOUNDARY LINE
- LOT LINE



**LAMP RYNEARSON
& ASSOCIATES**

14710 West Dodge Road, Suite 100 402.496.2498 | P
 Omaha, Nebraska 68154-2027 402.496.2730 | F
 www.LRA-Inc.com

drawn by EAM	designed by	reviewed by MRT	project - task number 0114003.01-003	date 2-29-16	book and page	revisions
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EXHIBIT "B"

Permitted Exceptions

1. 2017 and subsequent years real estate taxes and assessments not yet due and payable and special assessments not yet certified to the county treasurer's office.
2. Easements as set forth on the Plat and contained in the Dedication of Powerhouse, filed May 6, 2014, as Instrument No. 2014033151 Official Records.
3. Easements as set forth on the Plat and contained in the Dedication of Power Station, filed June 24, 2016, as Instrument No. 2016049606 Official Records.
4. Terms and conditions of reservation of easements contained in Ordinance No. 33270, vacating part of Jones Street, filed June 17, 1994, as Book 1122, Page 83, Official Records, Douglas County, Nebraska.
5. Administrative Subdivision of Central Park East Replat 2, filed April 28, 1998, in Book 1245, Page 679, Official Records, Douglas County, Nebraska.
6. Terms and conditions of Easement, filed May 1, 1998, as Book 1246, Page 441, Official Records, Douglas County, Nebraska.
7. Terms and conditions of Permanent Sewer Easement granted to the City of Omaha, Nebraska, filed November 16, 2012, as Instrument No 2012116856, Official Records, Douglas County, Nebraska.
8. Terms and conditions of reservation of easements contained in Warranty Deed filed June 20, 2014, as Instrument No. 2014046899, Official Records, Douglas County, Nebraska.
9. Terms and conditions of Permanent Subsurface Sewer Easement granted to the City of Omaha, Nebraska, filed March 13, 2015, as Instrument No. 2015017951, Official Records, Douglas County, Nebraska.
10. All matters shown on that certain ALTA/NSPS Land Title Survey (Project No. EGA161057) of the real estate dated January 24, 2017, prepared by Ehrhart Griffin & Associates.