#### WASHINGTON COUNTY, STATE OF NEBRASKA Instrument Number 2017-04192

Karen a Madaem REGISTER OF DEEDS

# **FILED**

2017 Dec-29 PM 02:33

KAREN A. MADSEN WASHINGTON COUNTY REGISTER OF DEEDS BLAIR, NE

Recorded	NE	NEBRASKA DOCUMENTARY STAMP TAX Date: 12/29/17		
General				
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Upon Recording Return To: Howard Hahn, Esq. Kutak Rock LLP 1650 Farnam Street Omaha, NE 68102-2186

#### SPECIAL WARRANTY DEED

Krejci Development, LLC, a Nebraska limited liability company ("Grantor"), in consideration of Ten Dollars (\$10.00) and other good and valuable consideration received from Angel's Share, Inc., a Nebraska non-profit corporation ("Grantee"), hereby conveys to Grantee the following described real estate (as defined in Neb. Rev. Stat. § 76-201) in Washington County, Nebraska:

SEE EXHIBIT A ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

Grantor covenants with Grantee that Grantor:

- (1) is lawfully seized of such real estate and that it is free from encumbrances except for all easements, covenants and restrictions of record and those set forth on Exhibit B;
- (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 by, through or under Grantor, but not otherwise.

[Signature page follows]

This Special Warranty Deed is executed this 22 day of December, 2017.

# **GRANTOR:**

Krejci Development, LLC, a Nebraska limited liability company

By: Shank Kreyci

Name: Frank Kreyci

Title: Member

STATE OF NEBRASKA )

COUNTY OF Desclar )

On this 32 day of December, 2017, before me, the undersigned Notary Public, duly commissioned and qualified in and for said County, personally came Knowk Know, as the 1000 , of Krejci Development, LLC, a Nebraska limited liability company, to me known to be the identical person or persons whose name is or names are affixed to the foregoing instrument and acknowledged the execution thereof to be his, her or their voluntary act and deed.

Witness my hand and Notarial Seal the day and year last above written.

Notary Public J Ellingson

My Commission Expires:

GENERAL NOTARY - State of Nebraska
MARILYN J. ELLINGSON
My Comm. Exp. March 9, 2020

#### EXHIBIT A

#### LEGAL DESCRIPTION

#### Parcel 1

Tax Lots 38 and 39 in Section 10, Township 18 North, Range 11, East of the 6th P.M., in the City of Blair, Washington County, Nebraska.

#### Parcel 2

Tax Lots 63, 77, 83, 84, 85, 91, 100, 101 and 199 in Section 10, Township 18 North, Range 11, East of the 6th P.M., in the City of Blair, Washington County, Nebraska.

## Parcel 3

Tax Lots 74, 75 in Section 10, Township 18 North, Range 11, East of the 6th P.M., in the City of Blair, Washington County, Nebraska.

## Parcel 4

Tax Lot 76 in Section 10, Township 18 North, Range 11, East of the 6th P.M., in the City of Blair, Washington County, Nebraska.

#### Parcel 5

Tax Lots 574, 590 and 637 in Section 11, Township 18 North, Range 11, East of the 6th P.M., in the City of Blair, Washington County, Nebraska.

# Parcel 6

Tax Lot 410 in Section 11, Township 18 North, Range 11, East of the 6th P.M., in the City of Blair, Washington County, Nebraska.

#### Parcel 7

Tax Lots 364 and 540 in Section 11, Township 18 North, Range 11, East of the 6th P.M., in the City of Blair, Washington County, Nebraska.

# Parcel 8

Tax Lot 423 in Section 11, Township 18 North, Range 11, East of the 6th P.M., in the City of Blair, Washington County, Nebraska.

#### Parcel 9

Tax Lot 425 in Section 11, Township 18 North, Range 11, East of the 6th P.M., in the City of Blair, Washington County, Nebraska.

## Parcel 10

The Southeast Quarter of the Northeast Quarter (SE1/4NE1/4) of Section 10, Township 18 North, Range 11, East of the 6th P.M., in the City of Blair, Washington County, Nebraska.

# Parcel 11

Tax Lot 539 in Section 11, Township 18 North, Range 11, East of the 6th P.M., in the City of Blair, Washington County, Nebraska.

## Parcel 12

Tax Lot 542 in Section 11, Township 18 North, Range 11, East of the 6th P.M., in the City of Blair, Washington County, Nebraska

## Parcel 13

Tax Lot 643 in Section 11, Township 18 North, Range 11, East of the 6th P.M., in the City of Blair, Washington County, Nebraska

## Parcel 14

Tax Lot 162 in Section 10, Township 18 North, Range 11, East of the 6th P.M., in the City of Blair, Washington County, Nebraska.

## EXHIBIT B

# PERMITTED ENCUMBRANCES

- 1. Any change in boundaries as the result of application of the rules of avulsion, reliction and natural accretion.
- 2. Loss or gain of accretions as a result of changes in the location of the main channel of Cauble Creek.
- 3. Any rights of the public to use Cauble Creek as provided by federal and state laws.
- 4. The rights of any third parties to the bank, bed or waters of Cauble Creek.
- 5. Rights of the Public, State of Nebraska, County of Washington, and the municipality in and to that part of the premises in question, if any, taken or used for road purposes.
- 6. Rights and claims of lessee/tenants under unrecorded leases, contracts and/or verbal agreements.