

RECORDED & ENTERED
BOOK 237 PAGE
Deeds 449
2017 APR 21 PM 2:22

m
COM ✓ NS ✓
C ✓ CS 0
N ✓ S 0

Leslie Kegels
REGISTER OF DEEDS
PLATTE COUNTY, NE

Fee: \$22.00
Will Call: TRI-County Title & Escrow

SPACE ABOVE RESERVED FOR REGISTER OF DEEDS OFFICE RECORDING INFORMATION

After recording, please return to:
THOMAS M. MAUL, ATTORNEY AT LAW
LAW OFFICE OF THOMAS M. MAUL
2468 18TH AVENUE, P.O. BOX 145
COLUMBUS, NE 68602-0145
TELEPHONE: (402)564-5880
EMAIL: maullaw@megavision.com

NEBRASKA DOCUMENTARY
STAMP TAX
\$ # 25
APR 21 2017

LIMITED PARTNERSHIP WARRANTY DEED

LIMITED PARTNERSHIP WARRANTY DEED made April 17, 2017, by **COLUMBUS/ROS LIMITED PARTNERSHIP**, a Washington limited partnership, as "Grantor," for the consideration of Ten and No/100 Dollars (\$10.00), received from **COLUMBUS COMMUNITY FOUNDATION, INC.**, a Nebraska Non-profit corporation, as "Grantee," does grant, bargain, sell, convey and confirm unto Grantee the following described real property (as defined in Neb. Rev. Stat. 76-201) in the County of Platte, State of Nebraska, and more particularly described in Exhibit "A" attached hereto and made a part hereof.

To have and to hold the above-described premises together with all tenements, hereditaments and appurtenances thereto belonging unto Grantee and to Grantee's heirs and assigns forever.

Grantor covenants with Grantee that Grantor is lawfully seised of said premises; that Grantor has good right and lawful authority to convey the same; and that Grantor warrants and will defend the title to said premises against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on this 17th day of April, 2017, by its duly authorized officer, but said execution is to be effective April 21, 2017.

COLUMBUS/ROS LIMITED PARTNERSHIP,
a Washington limited partnership

By: CMG GENERAL PARTNER CORPORATION,
a Washington Corporation
Its: General Partner

By: *Oliver N. Crary*
Name: Oliver N. Crary
Title: Secretary
Date: April 17, 2017.

Street Address: 3620 23rd Street, Columbus, Nebraska 68601

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

On April 17, 2017, before me Candice L. Frederick, Notary Public
(Date) (Name and Title of Officer or "Jane Doe, Notary Public")

personally appeared Oliver N. Crary who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed this instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: Candice L. Frederick

(Seal)

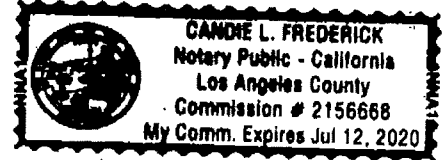


EXHIBIT "A"

LEGAL DESCRIPTION OF REAL PROPERTY

Part of Lots 1 and 2, Block "A", Randall 3rd Addition to the City of Columbus, Platte County, Nebraska, more fully described as: Beginning on the East line of Lot 1, Block "A", Randall 3rd Addition to the City of Columbus, Platte County, Nebraska and on the North right of way line of 23rd Street in said City; thence 658.16 feet N89°58'25"W along said 23rd Street right of way line to the West line of said Lot 1 and East line of Lot 3, said Block "A"; thence 173.85 feet N0°04'20"W along the West line of said Lot 1 and the East line of said Lot 3 to the NE Corner of said Lot 3 and the SE Corner of Lot 2, said Block "A"; thence 266.65 feet N89°59'25"W along the North line of said Lot 3 and the South line of said Lot 2 to the NW Corner of said Lot 3; thence 173.85 feet S0°20'21"E along the West line of said Lot 3 and the East line of said Lot 2 to the North right of way line of said 23rd Street; thence 64.00 feet N89°58'25"W along the North right of way line of said 23rd Street to the West line of said Lot 2; thence 586.42 feet N0°05'16"W along the West line of said Lot 2 to the South right of way line of 25th Street in said City; thence 988.90 feet S89°54'05"E along the South right of way line of said 25th Street to the East line of said Lot 1; thence 585.17 feet S0°W along the East line of said Lot 1 to the point of beginning and containing 12.230 acres more or less. (The bearings in the description are assumed.)