RECORDED & ENTERED BOOK 239 PAGE STATES 1179 2018 MAY 10 PM 3: 54

COM V NS V CV S O

REGISTER OF DEEDS PLATTE GOUNTY, NE

Fee \$16.00

Will call-TRI-County Title & Escrow Co.

NEBRASKA DOCUMENTARY STAMP TAX \$ 3622.50 MAY 10 2018

dax of May, 2018, by Neal Suess, Vice-

Tri-County Title & Escrow Company PO Box 1185 Columbus, NE 68602-1185

CORPORATE WARRANTY DEED

THE GRANTOR, Columbus Community Foundation, Inc., in consideration of One Dollar and other valuable consideration, receipt of which is hereby acknowledged, hereby conveys to WHO Development, LLC, a Nebraska limited liability company, the following described real estate (as defined in Neb. Rev. Stat. 76-201) in Platte County, Nebraska:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

THE GRANTOR covenants with GRANTEES that GRANTOR:

- (1) is lawfully seised of such real estate, that it is free from encumbrances, except easements, restrictions, covenants, roads, rights-of-way and other restrictions of record; prior oil gas and other mineral interest conveyances and reservations and patent reservations of records; and oil and gas leases of record;
- (2) has legal power and lawful authority to convey the same:

(2)	has legal power and lawren	authority to convey the same,
(3)	warrants and will defend the forth above.	e title to the real estate against the lawful claims of all persons, except as set
Execute	d: May, 2018.	
		Columbus Mynhunity Fourflation, Inc. By: Weal Suess, Vice President
STATE	OF NEBRASKA)) SS:

COUNTY OF PLATTE

The foregoing instrument was acknowledged before me this _____ President of Columbus Community Foundation, Inc..

GENERAL NOTARY - State of Nebraska PATRICIA J BECKNER My Comm. Exp. April 13, 2019

Notary Public

File No. 178114

EXHIBIT "A"

Part of Lots One (1) and Two (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 One (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.)