



**LIMITED LIABILITY COMPANY
WARRANTY DEED**

Y.W. Schnack, L.L.C., a Nebraska limited liability company (the "GRANTOR"), in consideration of One and No/100 Dollar (\$1.00) and other valuable consideration received from **Judith Y. Wigton and James H. Wigton, wife and husband**, (the "GRANTEES"), does hereby convey to GRANTEES, as joint tenants with right of survivorship, the following described real estate in Douglas County, Nebraska:

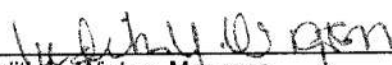
See Attached Exhibit "A"

GRANTOR covenants with GRANTEES that GRANTOR:

- a) is lawfully seized of such real estate and that it is free from encumbrances, except easements, reservations of record;
- b) has legal power and lawful authority to convey the same; and
- c) warrants and will defend the title to the real estate against the lawful claims of all persons.

Executed on the 5th day of November, 2018.

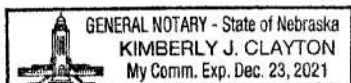
Y.W. Schnack, L.L.C.



Judith Y. Wigton, Manager

STATE OF NEBRASKA)
)
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me on the 5th day of November, 2018 by Judith Y. Wigton, Manager of Y.W. Schnack, L.L.C.





Notary Public

Return to:
Michael K. Huffer
Cassem, Tierney, Adams, Gotch & Douglas
9290 West Dodge Road, Suite 302
Omaha, Nebraska 68114
(402) 390-0300

Exhibit "A"

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN PART OF THE SE1/4 OF THE NW1/4 OF SECTION 07, TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID NW1/4 OF SECTION 07, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF OUTLOT "B", ARBOR GATE, A SUBDIVISION LOCATED IN PART OF THE NE1/4 OF SAID SECTION 07; THENCE S89°30'27"W (ASSUMED BEARING) ALONG THE SOUTH LINE OF SAID NW1/4 OF SECTION 07, A DISTANCE OF 1,079.93 FEET; THENCE N00°29'33"W, A DISTANCE OF 79.78 FEET; THENCE NORTHWESTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 325.00 FEET, A DISTANCE OF 181.83 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N16°31'15"W, A DISTANCE OF 179.47 FEET; THENCE N32°32'57"W, A DISTANCE OF 29.39 FEET; THENCE N77°32'57"W, A DISTANCE OF 17.68 FEET; THENCE S57°27'03"W, A DISTANCE OF 47.33 FEET; THENCE N32°32'57"W, A DISTANCE OF 100.00 FEET; THENCE N57°27'03"E, A DISTANCE OF 393.54 FEET; THENCE NORTHEASTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 500.00 FEET, A DISTANCE OF 249.75 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N71°45'39"E, A DISTANCE OF 247.16 FEET; THENCE N86°04'14"E, A DISTANCE OF 159.88 FEET; THENCE SOUTHEASTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 350.00 FEET, A DISTANCE OF 297.05 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S69°36'57"E, A DISTANCE OF 288.21 FEET; THENCE S45°18'07"E, A DISTANCE OF 25.00 FEET; THENCE SOUTHEASTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 250.00 FEET, A DISTANCE OF 193.83 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S67°30'48"E, A DISTANCE OF 189.01 FEET; THENCE S89°43'29"E, A DISTANCE OF 71.89 FEET TO THE SOUTHWEST CORNER OF OUTLOT "D", SAID ARBOR GATE, SAID POINT ALSO BEING ON THE EAST LINE OF SAID NW1/4 OF SECTION 07, SAID POINT ALSO BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF SOUTH H.W.S. CLEVELAND BOULEVARD; THENCE S00°16'06"W ALONG SAID EAST LINE OF THE NW1/4 OF SECTION 07, SAID LINE ALSO BEING THE EAST LINE OF SAID OUTLOT "B", ARBOR GATE, SAID LINE ALSO BEING THE WEST LINE OF OUTLOT "C", SAID ARBOR GATE, A DISTANCE OF 439.41 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 627,846 SQUARE FEET OR 14.413 ACRES, MORE OR LESS.