

DFFD 2013014705



FEB 12 2013 13:55 P 3

Nebr Doc Stamp Tax 02-12-2013 Date \$8545.50 By MS

Fee amount: 22.00 FB: 01-60000 COMP: MS

Received - DIANE L. BATTIATO Register of Deeds, Douglas County, NE 02/12/2013 13:55:07.00



## SPECIAL WARRANTY DEED

Know all men by these presents, that We, Mutual of Omaha Bank, a federally chartered savings bank, herein called the grantor whether one or more, for and in consideration of the sum of One dollar and other valuable consideration received from grantee, does hereby grant, bargain, sell, convey and confirm unto BSR-FW, LLC, a Nebraska limited liability company, herein referred to as "Grantee", the following described real property:

See Exhibit "A" attached hereto and made a part hereof

## GRANTOR covenants with GRANTEE that GRANTOR:

- (1) is lawfully seized of such real estate and that it is free from all liens, encumbrances, special assessments, limitations, covenants, reservations, conditions, restrictions and easements, except for real estate taxes not yet delinquent, restrictions, declarations and easements of record
- (2) has legal power and lawful authority to convey the same.

(3) warrants and will defend title to the real estate against the lawful claims of all persons claiming the same or any part thereof through, by or under Grantor.	3
Dated: 2.5.13	
Mutual of Omaha Bank, a federally chartered savings bank.  By:  SVP.  Name  Craig S. Lefler  Title  Senior Vice President	
STATE OF NEBRASKA ) COUNTY OF Longles ) ss	
The foregoing instrument was acknowledged before me on December 5, 2017 by  (YOUN LEFLEK the of Mutual of Omaha Bank, a federally chartered savings bank.  (YOUN LEFLEK the of Mutual of Omaha Bank, a federally personally appeared before me, a General Notary Public for the State of Nebraska, and is either personally known to me or was identified by me through satisfactory evidence.	
BRANDI M. BALLAN My Comm. Exp. Oct. 17, 2015 Notary Public	

12-114430

NW SE SW SE SE SW NE SW

## EXHIBIT 'A'

A TRACT OF LAND LOCATED IN THE SE1/4 OF SECTION 7, AND ALSO THE SW1/4 OF SECTION 7, ALL LOCATED IN 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 SW1/4 OF SECTION 7. SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID SE1/4 OF SECTION 7; THENCE S87°14'05"W (ASSUMED BEARING) ALONG THE SOUTH LINE OF SAID SW1/4 OF SECTION 7. A DISTANCE OF 1234.00 FEET: THENCE N01°57'41"W, A DISTANCE OF 2647.99 FEET TO A POINT ON THE NORTH LINE OF SAID SW1/4 OF SECTION 7: THENCE N87°14'48"E ALONG SAID NORTH LINE OF THE SW1/4 OF SECTION 7, A DISTANCE OF 1234.00 FEET TO THE NORTHEAST CORNER OF SAID SW1/4 OF SECTION 7, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID SE1/4 OF SECTION 7; THENCE N87°14'41"E ALONG SAID NORTH LINE OF THE SE1/4 OF SECTION 7, A DISTANCE OF 560.03 FEET TO THE NORTHWEST CORNER OF LOT 121, FALLING WATERS, A SUBDIVISION LOCATED IN SAID SE1/4 OF SECTION 7: THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID FALLING WATERS ON THE FOLLOWING DESCRIBED COURSES; THENCE S02°51'39"E. A DISTANCE OF 163.55 FEET: THENCE SOUTHWESTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 175.50 FEET, A DISTANCE OF 48.16 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS \$79°16'38"W, A DISTANCE OF 48.01 FEET; THENCE S02°51'39"E, A DISTANCE OF 663.28 FEET; THENCE S80°41'01"W, A DISTANCE OF 408.78 FEET; THENCE S09°18'59"E, A DISTANCE OF 190.00 FEET; THENCE N80°41'01"E, A DISTANCE OF 18.51 FEET; THENCE S09°18'59"E, A DISTANCE OF 171.70 FEET; THENCE S24°12'20"E, A DISTANCE OF 112.39 FEET; THENCE S36°57'50"E, A DISTANCE OF 76.99 FEET; THENCE S45°38'14"W, A DISTANCE OF 135.00 FEET; THENCE S44°28'39"W, A DISTANCE OF 50.01 FEET; THENCE \$37°07'35"W, A DISTANCE OF 164.45 FEET; THENCE \$50°53'25"E,

A DISTANCE OF 105.90 FEET: THENCE S57°38'30"E. A DISTANCE OF 80.16 FEET; THENCE S59°07'17"E, A DISTANCE OF 66.54 FEET; THENCE \$61°19'25"E. A DISTANCE OF \$5.77 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF 198TH STREET, SAID POINT ALSO BEING THE SOUTHEASTERLY CORNER OF LOT 159, SAID FALLING WATERS; THENCE S58°23'23"E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF 198TH STREET, A DISTANCE OF 64.57 FEET TO THE SOUTHWESTERLY CORNER OF LOT 160, SAID FALLING WATERS; THENCE S58°09'16"E ALONG THE SOUTHERLY LINE OF SAID LOT 160, FALLING WATERS, A DISTANCE OF 132.34 FEET TO THE SOUTHERLY CORNER OF SAID LOT 160, FALLING WATERS; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID FALLING WATERS ON THE FOLLOWING DESCRIBED COURSES; THENCE N36°09'07"E, A DISTANCE OF 596.50 FEET; THENCE N72°42'22"E, A DISTANCE OF 38.37 FEET; THENCE N87°15'05"E, A DISTANCE OF 407.74 FEET; THENCE S02°44'55"E, A DISTANCE OF 138.09 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF 195TH STREET, SAID POINT ALSO BEING THE SOUTHERLY CORNER OF OUTLOT "C", SAID FALLING WATERS; THENCE S55°09'59"E ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID 195TH STREET, A DISTANCE OF 80.00 FEET; THENCE SOUTHERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 310.00 FEET, A DISTANCE OF 321.58 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S05°06'57"W, A DISTANCE OF 307.35 FEET; THENCE SOUTHERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 340.00 FEET, A DISTANCE OF 129.52 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS \$13°41'19"E, A DISTANCE OF 128.74 FEET; THENCE \$02°46'30"E, A DISTANCE OF 537.59 FEET TO A POINT ON THE SOUTH LINE OF SAID SE1/4 OF SECTION 7: THENCE S87°13'30"W ALONG SAID SOUTH LINE OF THE SE1/4 OF SECTION 7, A DISTANCE OF 1346.27 FEET TO THE POINT OF BEGINNING, EXCEPT COUNTY ROAD RIGHT OF WAY ON THE SOUTH 50 FEET.