

NEBRASKA DOCUMENTARY STAMP TAX
May 01, 2015
By: CG \$6,918.75

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Carol Givens, Register of Deeds
DODGE COUNTY NE
Pages: 2 Fee: \$16.00

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WARRANTY DEED

Return to: TitleCore, LLC, 9140 West Dodge Road, Suite 380, Omaha, Nebraska 68114

ARBOR GROUP, LLC, a Nebraska limited liability company, GRANTOR, in consideration of ONE DOLLAR and other good and valuable consideration received from GRANTEE, SHOPPES OF FREMONT, LLC, a Nebraska limited liability company, conveys to GRANTEE, the following described real estate, (as defined in Neb. Rev. Stat. § 76-201):

SEE EXHIBIT "A" ATTACHED

GRANTOR covenants with GRANTEE that GRANTOR

1. is lawfully seized of such real estate and that it is free from encumbrances, except easements, reservations, covenants and restrictions of record;
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.

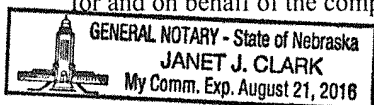
Executed: APRIL 28, 2015

ARBOR GROUP, LLC, a Nebraska limited liability company
By: First Management, Inc., a Nebraska corporation, Manager

By: Randall Wieseler
Its: President

State of NEBRASKA)
County of DOUGLAS) -- ss.

The foregoing Warranty Deed was acknowledged before me on April 28, 2015, by RANDALL WIESELER, as PRESIDENT of First Management, Inc., a Nebraska corporation, as Manager of Arbor Group, LLC, a Nebraska limited liability company, for and on behalf of the company.



Janet J. Clark
NOTARY PUBLIC

My commission expires. 8-21-2016

1152798

EXHIBIT "A"

Lot 2, Menard Addition, an Addition to the City of Fremont, as surveyed, platted and recorded in Dodge County, Nebraska.

AND

That part of 23rd Avenue North located along the Southerly line of Lot 2, Menard Addition, Fremont, Dodge County, Nebraska, originally platted in Wal-Mart's First Addition to said City, of Fremont, which shall be considered part of said Lot 2, more particularly described as follows: Commencing at the intersection of the North line of said 23rd Avenue North and the West line of Diers Parkway, thence $87^{\circ}38'00''$ W a distance of 18.55 feet; thence Westerly along said North line an arc distance of 112.87 feet along a 222.50 foot radius curve to the left, the long chord of which bears $S73^{\circ}05'35''$ W and has a length of 111.66 feet; thence Westerly along said North line an arc distance of 47.44 feet along a 93.50 foot radius curve to the right, the long chord of which bears $S73^{\circ}05'35''$ W and has a length of 46.93 feet; thence $S87^{\circ}41'20''$ W a distance of 122.92 feet to the Easterly line of 24th Street; thence $S32^{\circ}14'10''$ W a distance of 66.77 feet to the North line of 23rd Street; thence $N87^{\circ}41'20''$ E a distance of 333.11 feet along the North line of 23rd Street to the West line of Diers Parkway; thence $N02^{\circ}29'35''$ W a distance of 94.77 feet along the West line of Diers Parkway to the Point of Beginning.