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Jul 09, 2013
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FILED SARPY CO. NE.
INSTRUMENT NUMBER

2013-21925

2013 Jul 09 03:20:07 PM

Sheryl J. Dowling

REGISTER OF DEEDS



**RECORDING REQUESTED BY:
WHEN RECORDED MAIL TO:**

Richard B. Katz
The Katz Law Firm L.C.
7227 Metcalf
Overland Park KS 66204

(Space Above Line for Recorder's Use Only)

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, MARKET POINTE LLC, a Missouri limited liability company (hereinafter "**Grantor**"), hereby grants, sells and conveys unto JACKRABBIT HOLDINGS, LLC, a South Dakota limited liability company (hereinafter "**Grantee**"), whose address is c/o Mike Van Buskirk 5800 S. Remington Place, Suite 100, Sioux Falls, South Dakota 57108, that certain real property lying, being, and situated in the City of Papillion, County of Sarpy, State of Nebraska, as more particularly described in Exhibit A attached hereto and incorporated herein by reference, together with all privileges, easements, tenements and appurtenances thereon or in any way appertaining to such real property (collectively, the "**Property**");

This conveyance of the Property is made "as is", "where is", without recourse and without any representations or warranties whatsoever with respect to the Property, whether express or implied, and is SUBJECT TO: (a) all liens, encumbrances, easements, covenants, conditions, and restrictions of record; (b) all matters that would be revealed or disclosed in an accurate survey or visual inspection of the Property; (c) a lien not yet delinquent for taxes, and any general or

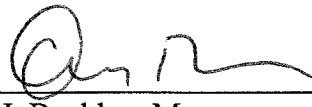
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special assessments against the Property; and (d) zoning ordinances and regulations and any other laws, ordinances, or governmental regulations restricting or regulating the use, occupancy, or enjoyment of the Property.

The Grantor binds itself and its successors to warrant the title as against its own acts and any claiming by or under Grantor or its successors, and none other, subject to the matters above set forth. No other covenants and warranties, express or implied, are given by this Special Warranty Deed.

IN WITNESS WHEREOF, the undersigned has executed this Special Warranty Deed as of July 3rd, 2013.

MARKET POINTE, LLC,
a Missouri limited liability company

By: 
Owen J. Buckley, Manager

STATE OF Kansas)
COUNTY OF Johnson) SS.

On July 3, 2013, before me, Rhonda Williamson a Notary Public, personally appeared Owen J. Buckley, personally known to me (or 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/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Rhonda Williamson
Notary Public
State of Kansas
My Commission expires 9/21/15

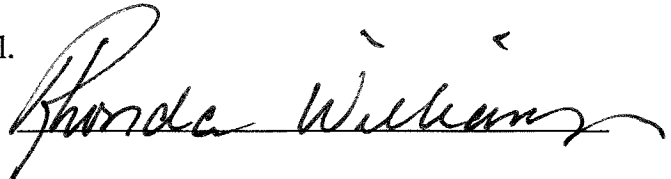


EXHIBIT A

LEGAL DESCRIPTION

Lot 1, in Market Pointe Addition Replat 6, an Addition to the City of Papillion, as surveyed, platted and recorded in Sarpy County, Nebraska.