



After Recording Return To: Paul R. Eloffson, Fitzgerald Schorr PC, 10050 Regency Circle, Suite 200, Omaha, NE 68114

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT **TMark Real Estate, LLC**, a Nebraska limited liability company, GRANTOR, in consideration of One Dollar and other valuable consideration received from GRANTEE, does hereby grant, bargain, sell, convey, and confirm unto **West Farm RE LLC**, a Nebraska limited liability company, GRANTEE, the following described real property:

See attached Exhibits "A" and "A1"

To have and to hold the above described premises together with all tenements, hereditaments and appurtenances thereto belonging unto the GRANTEE and to GRANTEE's heirs and assigns forever.

The GRANTOR does hereby covenant with the GRANTEE and with GRANTEE's heirs and assigns that GRANTOR is lawfully seized of said premises; that said premises is free from encumbrances except covenants, easements and restrictions of record and all regular taxes and special assessments, except those levied or assessed subsequent to date hereof; that GRANTOR has right and lawful authority to convey the same; and that GRANTOR warrants and will defend the title to said premises against the lawful claims of all persons claiming by, through or under Grantor, but no other.

Dated this 2 day of February, 2018.

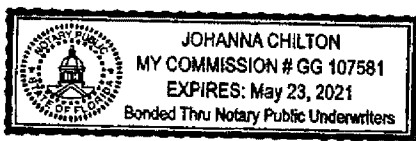
TMark Real Estate, LLC, a Nebraska limited liability company, Grantor

By: 

Timothy S. Markel, Trustee of the Timothy S. Markel Revocable Trust UTA dated November 16, 2016, Sole Member

STATE OF FLORIDA)
) ss.
COUNTY OF COLLIER)

The foregoing instrument was acknowledged before me on this 2nd day of February, 2018, by Timothy S. Markel, Trustee of the Timothy S. Markel Revocable Trust UTA dated November 16, 2016, Sole Member of TMark Real Estate, LLC, a Nebraska limited liability company, as his free and voluntary act and deed for and on behalf of said Company.



Johanna Chilton

Notary Public
My commission expires: 5-23-2021

EXHIBIT A
Legal Description of Land

Parcel A

That part of the SW 1/4 of Section 16, Township 15 North, Range 12 East of the 6th P.M., Douglas County, Nebraska, described as follows: Commencing at the NE corner of said SW 1/4; thence South (assumed bearing) 1433.93 feet on the East line of said SW 1/4; thence West, 83.20 feet to the point of beginning, said point also being the SE corner of a tract of land deeded to Metro Lincoln-Mercury as described in Deed Book 1454 at Page 33 of the Douglas County Records; thence continuing West 779.80 feet on the South line of said Metro Lincoln-Mercury tract to the Easterly line of Interstate 680; thence Southerly on the Easterly line of Interstate 680; on the following described courses; thence Southeasterly on a 1025.92 foot radius curve to the left, chord bearing S29°56'49"E, chord distance of 185.39 feet, an arc distance of 185.65 feet; thence S35°13'00"E, 294.07 feet; thence S48°12'00"E, 725.50 feet to the West line of 102nd Street; thence North 245.70 feet on a line 60.00 West of and parallel to the East line of said SW 1/4 and on the West line of 102nd Street; thence N11°06'00"E, 52.05 feet on the West line of 102nd Street; thence West 33.20 feet on the West line of 102nd Street; thence North 587.69 feet on the West line of 102nd Street to the point of beginning. Together with that part of vacated 102nd Street right of way lying within the SE 1/4 of the SW 1/4 of Section 16, Township 15 North, Range 12 East of the 6th P.M., Douglas County, Nebraska, more particularly described as follows: commencing at the NE corner of the SW 1/4 of said Section 16; thence South (assumed bearing) 2088.40 feet on the East line of SW 1/4; thence West 45.00 feet to the point of beginning; thence continuing West 15.00 feet to the West line of 102nd Street; thence South 230.00 feet on the West line of 102nd Street to the SE corner of a tract of land described on a deed recorded in Book 1793 at Page 489 of the Douglas County records; thence East 15.00 feet; thence North 230.00 feet on a line 45.00 feet West of and parallel with the East line of said SW 1/4 to the point of beginning.

EXCEPT:

That part of the SW 1/4 of Section 16, Township 15 North, Range 12 East of the 6th P.M., in the City of Omaha, in Douglas County, Nebraska, more particularly described as follows: Commencing at the NE corner of said SW 1/4; thence South (assumed bearing) 1433.93 feet on the East line of said SW 1/4; thence West 83.20 feet to the point of beginning, said point also being the SE corner of a tract of land deeded to Metro Lincoln-Mercury as described in Book 1454 at Page 33 of the Deed Records of Douglas County, Nebraska; thence continuing West 535.00 feet on the South line of said Metro Lincoln-Mercury tract; thence South 180.00 feet on a line 535.00 feet West of and parallel to the West line of 102nd Street; thence East 535.00 feet on a line 180.00 feet South of and parallel to the South line of said Metro Lincoln-Mercury tract, to the West line of 102nd Street; thence North 180.00 feet on the West line of 102nd Street to the point of beginning.

Parcel B

A tract of land located in the SE 1/4 of the SW 1/4 of Section 16, Township 15 North, Range 12 East of the 6th P.M., Douglas County, Nebraska and being more particularly described as follows: Commencing at the NE corner of the SW 1/4 of said Section 16 and running thence S02°37'14"E on an assumed bearing along the East margin of said SW 1/4 for 2,088.40 feet; thence S87°22'46"W for 45.00 feet to the point of beginning; thence S02°37'14"E, parallel to and 45.00 feet distant from the East margin of said SW 1/4 for 246.00 feet; thence S77°01'00"W for 15.43 feet; thence N80°16'00"W for 23.62 feet; thence N42°00"W for 177.20 feet to a point on the State of Nebraska Right of Way Line as described in Douglas County Deed Records in Book 1309 at Page 303; thence S50°49'19"E along said right of way for 184.00 feet; thence N02°34'40"W along said right of way for 229.78 feet; thence N87°22'46"E for 15.00 feet to the point of beginning.

Parcel C

A part of the 102nd Right of Way in the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ and in the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$, all in Section 16, Township 15 North, Range 12 East of the 6th P.M., Douglas County, Nebraska, as described as follows: Commencing at the NE corner of the SW $\frac{1}{4}$ of said Section 16; thence South (assumed bearing), a distance of 2,021.62 feet on the East Line of the SW $\frac{1}{4}$ of said Section 16; thence West a distance of 50.20 feet to the West Line of 102nd Street and the point of beginning; thence S 11° 06' 00" West, a distance of 52.05 feet on the West Line of 102nd Street; thence South, a distance of 15.70 feet on the West Line of 102nd Street; thence East, a distance of 15.00 feet; thence South, a distance of 245.00 feet; thence N78°41'24"E, a distance of 113.17 feet; thence Northwesterly on a 445.00 foot radius curve to the right on a chord bearing N22°59'16"W, a chord distance of 242.03 feet, an arc distance of 245.11 feet; thence N17°47'29"W, a distance of 70.13 feet to the point of beginning.

Parcel D

A tract of land located in the SW $\frac{1}{4}$ of Section 16, Township 15 North, Range 12 East of the 6th P.M., Douglas County, Nebraska, described as follows: Referring to the NE corner of said Quarter Section; thence Southerly a distance of 2304.25 feet along the East line of said Quarter Section to the Southerly line of vacated 102nd Street by Ordinance No. 36121, to the point of beginning; thence Southerly deflecting 000°00'00", a distance of 48.17 feet along said line; thence Northwesterly 116°16'06" right, a distance of 92.69 feet along a line 2.0 feet Northerly and parallel from the State right of way fence; thence Easterly deflecting 165°35'44" right, a distance of 23.62 feet; thence Northeasterly deflecting 023° 10'26" left, a distance of 61.19 feet along the Southerly line of vacated 102nd Street by Ordinance No. 36121, to the point of beginning.

And also, a tract of land located in the SE $\frac{1}{4}$ of Section 16, Township 15 North, Range 12 East of the 6th P.M., Douglas County, Nebraska, described as follows: Referring to the NW corner of said Quarter Section; thence Southerly a distance of 2304.25 feet along the West Line of said Quarter Section to the Southerly line of vacated 102nd Street by Ordinance No. 36121, to the point of beginning; thence Southerly deflecting 000°00'00", a distance of 48.17 feet along said line; thence Southeasterly 063° 43'54" left, a distance of 50.10 feet along a line 2.0 feet Northerly and parallel from the State right of way fence; thence Southeasterly deflecting 11°56'53" left, a distance of 73.21 feet along a line 2.0 feet Northerly and parallel from the State right of way fence; thence Northeasterly deflecting 069°15'07" left, a distance of 38.32 feet; thence Northwesterly on a 445.00 foot radius curve to the right, deflecting to the initial tangent beginning 087°10'30" left, a distance of 100.72 feet, subtending to a central angle of 012° 58'06"; thence Southwesterly deflecting 062°10'18" left, a distance of 67.35 feet along the Southerly line of vacated 102nd Street by Ordinance No. 36121, to the point of beginning.

EXHIBIT A1

LEGAL DESCRIPTION OF THE VACATED PORTION

SEGMENT 3:

THAT PART OF THE 102ND STREET RIGHT-OF-WAY LYING WITHIN THE EAST 1/2 OF THE SW 1/4 OF SECTION 16, T15N, R12E OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA DESCRIBED AS FOLLOWS, COMMENCING AT THE SE CORNER OF LOT 5, WESTPLEX, A SUBDIVISION IN SAID DOUGLAS COUNTY;

THENCE EAST 58.28 FEET TO A POINT 46.54 FEET WEST OF THE EAST LINE OF SAID EAST 1/2;

THENCE S02°44'15"W 237.36 FEET TO A POINT 35.20 FEET WEST OF THE EAST LINE OF SAID EAST 1/2;

THENCE SOUTH 506.89 FEET ON A LINE 35.20 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID EAST 1/2 AND THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 453.83 FEET ON A LINE 35.20 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID EAST 1/2 TO A POINT ON THE WEST LINE OF 102ND STREET;

THENCE N17°47'29"W 48.44 FEET ON THE WEST LINE OF 102ND STREET;

THENCE WEST 33.20 FEET ON THE WEST LINE OF 102ND STREET;

THENCE NORTH 407.71 FEET ON THE WEST LINE OF 102ND STREET;

THENCE EAST 48.00 FEET TO THE POINT OF BEGINNING.