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FILED SARPY COUNTY NEBRASKA  
 INSTRUMENT NUMBER

2016-31247

12/02/2016 09:39:53 AM

\$ EX 2

*Floyd J. Dowling*

By: counter1

REGISTER OF DEEDS



DEED

SPECIAL WARRANTY DEED

La Vista City Centre, LLC, a Nebraska limited liability company, GRANTOR, in consideration of One Dollar and other valuable consideration received from grantees, receipt of which is acknowledged, conveys to City of La Vista, Nebraska, a political subdivision of the State of Nebraska, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. ss76-201) Sarpy County, Nebraska:

SEE EXHIBIT "A" ATTACHED HERETO

- (1) GRANTOR covenants (jointly and severally, if more than one) with the GRANTEES that GRANTOR: is lawfully seized of such real estate that it is free from encumbrances;
- (2) has legal power and lawful authority to convey the same; and
- (3) specially warrants and will defend title to the real estate against the lawful claims of all persons claiming the same or any part thereof by, through, or under Grantor.

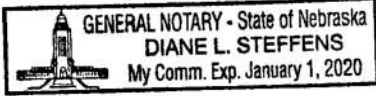
Executed: December 1, 2016

La Vista City Centre, LLC, a Nebraska limited liability company

By: *Christopher L. Erickson*  
 Christopher L. Erickson, Manager

STATE OF NEBRASKA  
 COUNTY OF Douglas

The foregoing instrument was acknowledged before me this 1<sup>st</sup> day of December, 2016, by Christopher L. Erickson, as Manager of La Vista City Centre, LLC, a Nebraska limited liability company, for and on behalf of the company.



*Diane L. Steffens*  
 Notary Public  
 My Commission expires on January 1, 2020

19357C-16

*RJR  
 TITLE CARE  
 NATION A*

A

**EXHIBIT A**  
**LEGAL DESCRIPTION**

**PARCEL 1:**

**OUTLOT A, LA VISTA CITY CENTRE, A PLATTED AND RECORDED SUBDIVISION IN SARPY COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

BEGINNING AT THE SOUTHWEST CORNER OF SAID OUTLOT A, SAID CORNER ALSO BEING ON THE NORTH RIGHT-OF-WAY LINE OF CITY CENTRE DRIVE; THENCE NORTHERLY ON THE WEST LINE OF SAID OUTLOT A ON AN ASSUMED BEARING OF N02°22'53"W, 185.06 FEET TO THE NORTHWEST CORNER OF SAID OUTLOT A; THENCE N87°27'28"E ON THE NORTH LINE OF SAID OUTLOT A, 240.00 FEET TO THE NORTHEAST CORNER OF SAID OUTLOT A; THENCE S02°22'53"E ON THE EAST LINE OF SAID OUTLOT A, 185.74 FEET TO THE SOUTHEAST CORNER OF SAID OUTLOT A, SAID CORNER ALSO BEING ON SAID NORTH RIGHT-OF-WAY LINE OF CITY CENTRE DRIVE; THENCE S87°37'07"W ON SAID NORTH RIGHT-OF-WAY LINE, 80.00 FEET TO A CORNER OF SAID OUTLOT A; THENCE N02°22'53"W ON THE EAST LINE OF LOT 13, SAID LA VISTA CITY CENTRE, 115.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 13; THENCE S87°37'07"W ON THE NORTH LINE OF SAID LOT 13, 80.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 13; THENCE S02°22'53"E ON THE WEST LINE OF SAID LOT 13, 115.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 13, SAID CORNER ALSO BEING ON SAID NORTH RIGHT-OF-WAY LINE OF CITY CENTRE DRIVE; THENCE S87°37'07"W ON SAID NORTH RIGHT-OF-WAY LINE 80.00 FEET TO THE POINT OF BEGINNING.

**PARCEL 2:**

**OUTLOT B, LA VISTA CITY CENTRE, A PLATTED AND RECORDED SUBDIVISION IN SARPY COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID OUTLOT B, SAID CORNER ALSO BEING ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF MAIN STREET; THENCE NORTHWESTERLY ON SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID MAIN STREET ON AN ASSUMED BEARING OF N47°22'53"W, 100.00 FEET TO A POINT INTERSECTING SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF MAIN STREET AND THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF MAIN STREET, SAID CORNER ALSO BEING THE WEST CORNER OF SAID OUTLOT B; THENCE N42°37'07"E ON SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF MAIN STREET, 79.80 FEET TO A POINT INTERSECTING SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF MAIN STREET AND THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF COTTONWOOD AVENUE, SAID CORNER ALSO BEING THE NORTH CORNER OF SAID OUTLOT B; THENCE S47°22'53"E ON SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF COTTONWOOD AVENUE, 100.00 FEET TO THE EAST CORNER OF SAID OUTLOT B; THENCE S42°37'07"W ON THE SOUTHEASTERLY LINE OF SAID OUTLOT B, 79.80 FEET TO THE POINT OF BEGINNING.

**PARCEL 3:**

**LOT 7, LA VISTA CITY CENTRE, A PLATTED AND RECORDED SUBDIVISION IN SARPY COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 7, SAID CORNER ALSO BEING ON THE NORTH RIGHT-OF-WAY LINE OF COTTONWOOD AVENUE; THENCE NORTHERLY ON THE WEST LINE OF SAID LOT 7 ON AN ASSUMED BEARING OF N02°22'53"W, 129.00 FEET TO THE NORTHEAST CORNER OF LOT 6, SAID LA VISTA CITY CENTRE; THENCE S87°37'07"W ON THE NORTH LINE OF SAID LOT 6, 174.79 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF 84TH STREET; THENCE N02°25'39"W ON SAID EAST RIGHT-OF-WAY LINE OF 84TH STREET, 167.69 FEET TO THE SOUTHWEST CORNER OF LOT 8, SAID LA VISTA CITY CENTRE; THENCE N87°33'21"E ON THE SOUTH LINE OF SAID LOT 8, 220.81 FEET TO THE SOUTHEAST CORNER OF SAID LOT 8; THENCE N02°26'39"W ON THE EAST LINE OF SAID LOT 8, 156.85 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF CITY CENTRE DRIVE; THENCE N42°37'07"E ON SAID SOUTH RIGHT-OF-WAY LINE OF CITY CENTRE DRIVE, 54.15 FEET TO THE NORTHEAST CORNER OF SAID LOT 7; THENCE S02°22'53"E ON THE EAST LINE OF SAID LOT 7, 363.07 FEET; THENCE S87°37'07"W ON SAID EAST LINE OF LOT 7, 44.00 FEET; THENCE S02°22'53"E ON SAID EAST LINE OF LOT 7, 129.00 FEET TO SAID NORTH RIGHT-OF-WAY LINE OF COTTONWOOD AVENUE; THENCE S87°37'07"W ON SAID NORTH RIGHT-OF-WAY LINE 40.00 FEET TO THE POINT OF BEGINNING.

**PARCEL 4:**

**LOT 17, LA VISTA CITY CENTRE, A PLATTED AND RECORDED SUBDIVISION IN SARPY COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 17, SAID CORNER ALSO BEING ON THE NORTH RIGHT-OF-WAY LINE OF COTTONWOOD AVENUE; THENCE WESTERLY ON SAID NORTH RIGHT-OF-WAY LINE OF COTTONWOOD AVENUE ON AN ASSUMED BEARING OF S87°37'07"W, 76.32 FEET TO THE SOUTHEAST CORNER OF LOT 16, SAID LA VISTA CITY CENTRE; THENCE NORTHERLY ON THE WEST LINE OF SAID LOT 17 FOR THE FOLLOWING FIVE (5) COURSES; (1) N02°22'53"W, 70.00 FEET; (2) S87°37'07"W, 202.83

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FEET; (3) N02°22'53"W, 303.50 FEET; (4) N87°37'07"E, 202.83 FEET; (5) N02°22'53"W, 70.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF CITY CENTRE DRIVE; THENCE N87°37'07"E ON SAID SOUTH RIGHT-OF-WAY LINE OF CITY CENTRE DRIVE, 75.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 17; THENCE S02°33'02"E ON THE EAST LINE OF SAID LOT 17, 443.50 FEET TO THE POINT OF BEGINNING.

PARCEL 5:

THE RIGHT-OF-WAY FOR LA VISTA CITY CENTRE, A PLATTED AND RECORDED SUBDIVISION IN SARPY COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 1, SAID LA VISTA CITY CENTRE, SAID CORNER ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF 83RD AVENUE; THENCE NORTHERLY ON SAID WEST RIGHT-OF-WAY LINE OF 83RD AVENUE ON AN ASSUMED BEARING OF N02°22'53"W, 412.48 FEET TO A POINT INTERSECTING SAID WEST RIGHT-OF-WAY LINE OF 83RD AVENUE AND THE SOUTH RIGHT-OF-WAY LINE OF MAIN STREET; THENCE S87°37'07"W ON SAID SOUTH RIGHT-OF-WAY LINE OF MAIN STREET, 193.20 FEET TO A POINT INTERSECTING SAID SOUTH RIGHT-OF-WAY LINE OF MAIN STREET AND THE EAST RIGHT-OF-WAY LINE OF 84TH STREET; THENCE N02°24'52"W ON SAID EAST RIGHT OF WAY LINE OF 84TH STREET, 60.95 FEET; THENCE N02°25'39"W ON SAID EAST RIGHT-OF-WAY LINE OF 84TH STREET, 29.05 FEET TO A POINT INTERSECTING SAID EAST RIGHT-OF-WAY LINE OF 84TH STREET AND THE NORTH RIGHT-OF-WAY LINE OF MAIN STREET; THENCE EASTERLY ON SAID NORTH RIGHT-OF-WAY LINE OF MAIN STREET FOR THE FOLLOWING FOUR (4) DESCRIBED COURSES, (1) N87°37'07"E, 307.54 FEET; (2) N42°37'07"E, 96.52 FEET; (3) N02°22'53"W, 267.77 FEET; (4) N47°22'53"W, 114.52 FEET TO A POINT INTERSECTING SAID NORTH RIGHT-OF-WAY LINE OF MAIN STREET AND THE SOUTH RIGHT-OF-WAY LINE OF COTTONWOOD AVENUE; THENCE S87°37'07"W ON SAID SOUTH RIGHT-OF-WAY LINE OF COTTONWOOD AVENUE, 80.52 FEET; THENCE N02°22'53"W ON SAID SOUTH RIGHT-OF-WAY LINE OF COTTONWOOD AVENUE, 20.00 FEET; THENCE S87°37'07"W ON SAID SOUTH RIGHT-OF-WAY LINE OF COTTONWOOD AVENUE, 214.65 FEET TO A POINT INTERSECTING SAID SOUTH RIGHT-OF-WAY LINE OF COTTONWOOD AVENUE AND SAID EAST RIGHT-OF-WAY LINE OF 84TH STREET; THENCE N02°25'39"W ON SAID EAST RIGHT OF WAY LINE OF 84TH STREET, 50.00 FEET TO A POINT INTERSECTING SAID EAST RIGHT-OF-WAY LINE OF 84TH STREET AND SAID NORTH RIGHT-OF-WAY LINE OF COTTONWOOD AVENUE; THENCE N87°37'07"E ON SAID NORTH RIGHT-OF-WAY LINE OF COTTONWOOD AVENUE, 214.69 FEET; THENCE N02°22'53"W ON SAID NORTH RIGHT-OF-WAY LINE OF COTTONWOOD AVENUE, 20.00 FEET; THENCE N87°37'07"E ON SAID NORTH RIGHT-OF-WAY LINE OF COTTONWOOD AVENUE, 80.52 FEET TO A POINT INTERSECTING SAID NORTH RIGHT-OF-WAY LINE OF COTTONWOOD AVENUE AND THE WEST RIGHT-OF-WAY LINE OF SAID MAIN STREET; THENCE N42°37'07"E ON SAID NORTH RIGHT-OF-WAY LINE OF MAIN STREET, 114.52 FEET; THENCE N02°22'53"W ON SAID NORTH RIGHT-OF-WAY LINE OF MAIN STREET, 429.27 FEET TO A POINT INTERSECTING SAID NORTH RIGHT-OF-WAY LINE OF MAIN STREET AND THE SOUTH RIGHT-OF-WAY LINE OF CITY CENTRE DRIVE; THENCE S87°37'07"W ON SAID SOUTH RIGHT-OF-WAY LINE OF CITY CENTRE DRIVE, 79.32 FEET; THENCE S42°37'07"W ON SAID SOUTH RIGHT-OF-WAY LINE OF CITY CENTRE DRIVE, 108.15 FEET TO A POINT ON THE EAST LINE OF LOT 8, SAID LA VISTA CITY CENTRE; THENCE N02°26'39"W NORTH ON SAID EAST LINE OF LOT 8, 101.71 FEET TO A POINT INTERSECTING SAID NORTH RIGHT-OF-WAY LINE OF CITY CENTRE DRIVE; THENCE N42°37'07"E ON SAID NORTH RIGHT-OF-WAY LINE OF CITY CENTRE DRIVE, 91.58 FEET; THENCE N87°37'07"E ON SAID NORTH RIGHT-OF-WAY LINE OF CITY CENTRE DRIVE, 268.19 FEET; THENCE S47°22'53"E ON SAID NORTH RIGHT-OF-WAY LINE OF CITY CENTRE DRIVE, 132.58 FEET; THENCE N87°37'07"E ON SAID NORTH RIGHT-OF-WAY LINE OF CITY CENTRE DRIVE, 184.32 FEET TO THE SOUTHEAST CORNER OF LOT 14, SAID LA VISTA CITY CENTRE; THENCE S02°33'02"E, 72.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID CITY CENTRE DRIVE; THENCE S87°37'07"W ON SAID SOUTH RIGHT-OF-WAY LINE OF CITY CENTRE DRIVE, 239.81 FEET; THENCE N47°22'53"W ON SAID SOUTH RIGHT-OF-WAY LINE OF CITY CENTRE DRIVE, 107.13 FEET; THENCE S87°37'07"W ON SAID SOUTH RIGHT-OF-WAY LINE OF CITY CENTRE DRIVE, 49.77 FEET TO A POINT INTERSECTING SAID SOUTH RIGHT-OF-WAY LINE OF CITY CENTRE DRIVE AND THE EAST RIGHT-OF-WAY LINE OF MAIN STREET; THENCE S02°22'53"E ON SAID EAST RIGHT-OF-WAY LINE OF MAIN STREET, 442.00 FEET TO A POINT INTERSECTING SAID EAST RIGHT-OF-WAY LINE OF MAIN STREET AND THE NORTH RIGHT-OF-WAY LINE OF COTTONWOOD AVENUE; THENCE S47°22'53"E ON SAID NORTH RIGHT-OF-WAY LINE OF COTTONWOOD AVENUE, 109.25 FEET; THENCE N87°37'07"E ON SAID NORTH RIGHT-OF-WAY OF COTTONWOOD AVENUE, 289.40 FEET TO THE SOUTHEAST CORNER OF LOT 17, SAID LA VISTA CITY CENTRE; THENCE S02°33'02"E, 72.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID COTTONWOOD AVENUE; THENCE S87°37'07"W ON SAID SOUTH RIGHT-OF-WAY LINE OF COTTONWOOD AVENUE, 319.43 FEET; THENCE N47°22'53"W ON SAID SOUTH RIGHT-OF-WAY LINE OF COTTONWOOD AVENUE, 130.71 FEET TO A POINT INTERSECTING SAID SOUTH RIGHT-OF-WAY LINE OF COTTONWOOD AVENUE AND SAID EAST RIGHT-OF-WAY LINE OF MAIN STREET; THENCE SOUTHERLY ON SAID EAST RIGHT-OF-WAY LINE OF MAIN STREET FOR THE FOLLOWING FIVE (5) DESCRIBED COURSES; (1) S42°37'07"W, 79.80 FEET; (2) S47°22'53"E, 143.44 FEET; (3) S02°22'53"E, 304.15 FEET; (4) S42°37'07"W, 194.35 FEET; (5) S87°37'07"W, 81.62 FEET TO A POINT INTERSECTING SAID SOUTH RIGHT-OF-WAY LINE OF MAIN STREET AND THE EAST RIGHT- OF-WAY LINE OF 83RD AVENUE; THENCE S02°22'53"E ON SAID EAST RIGHT-OF-WAY LINE OF 83RD AVENUE, 421.33 FEET; THENCE S87°27'29"W, 53.50 FEET TO THE POINT OF BEGINNING.