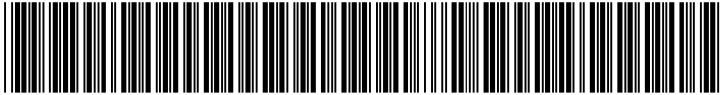


DEED 2016031592



APR 29 2016 16:08 P 6

Nebr Doc Stamp Tax
04-29-2016 Date
\$5213.25
By AH

Fee amount: 40.00
FB: 0C-06110
COMP: AH

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
04/29/2016 16:08:32.00



[Space Above This Line for Recording Data]

After Recording Please Return to:

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that **James H. Mabrey**, a single person, as to an undivided 25.00% interest, **John A. Mabrey**, a single person, as to an undivided 25.00% interest, **NAT No.2, LLC**, a Nebraska limited liability company, as to an undivided 25.00% interest and **CCCP&M No.2, LLC**, a Nebraska limited liability company, as to an undivided 25.00% interest, as tenants in common (hereinafter referred to as the "Grantor"), in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration paid, hereby grants, bargains, sells and conveys to **Orthopaedic Properties, LLC**, a Nebraska limited liability company (hereinafter referred to as the "Grantee"), the following described real estate, (as defined in Neb. Rev. Stat. §76-201) (the "Premises"):

0C-06110

Lot 5, Center Ridge, a subdivision as surveyed, platted and recorded in Douglas

0C-06121

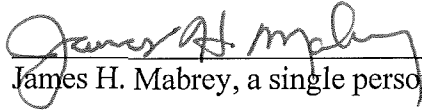
County, Nebraska, and Lot 2, Center Ridge Replat 1, a subdivision as surveyed, platted and recorded in Douglas County, Nebraska.

GRANTOR covenants with GRANTEE that GRANTOR

- 1) is lawfully seized of such real estate and that it is free from encumbrances, except the permitted exceptions shown on the attached Exhibit "A";
- 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 claiming the same or any part thereof through, by or under Grantor.

Executed this 26th day of April, 2016.

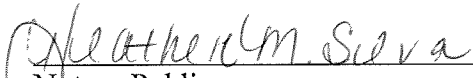
[Signature Page to Follow]

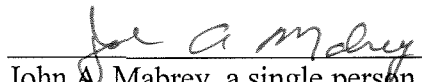

James H. Mabrey, a single person

THE STATE OF NEBRASKA §
 §
COUNTY OF DOUGLAS §

This instrument was acknowledged before me on April 26, 2016, by James H. Mabrey.





Notary Public


John A. Mabrey, a single person

THE STATE OF NEBRASKA §
 §
COUNTY OF DOUGLAS §

This instrument was acknowledged before me on April 26, 2016, by John A. Mabrey.




Notary Public

NAT No.2, LLC
a Nebraska limited liability company

By: Carol A Drake
Name: Carol A. Drake
Title: Sole Member

THE STATE OF NEBRASKA §
 §
COUNTY OF DOUGLAS §

This instrument was acknowledged before me on April 26 2016, by Carol A. Drake, sole member of NAT No. 2, LLC, a Nebraska limited liability company, on behalf of said limited liability company.



Heather M. Silva
Notary Public

CCCP&M No. 2, LLC,
a Nebraska limited liability company

By: Cynthia A. Troia
Name: Cynthia A. Troia
Title: Sole Member

THE STATE OF NEBRASKA §
 §
COUNTY OF DOUGLAS §

This instrument was acknowledged before me on April 24, 2016, by Cynthia A. Troia, sole member of CCCP&M No. 2, LLC, a Nebraska limited liability company, on behalf of said limited liability company.



Heather M. Silva
Notary Public

EXHIBIT A

Permitted Exceptions

1. 2015 general taxes due and payable in the year 2016 and all subsequent years.
2. Restrictions against direct access to and from subject property onto West Center Road and onto 192nd Street as contained in Warranty Deed dated January 18, 2002 and recorded May 13, 2002, in Book 2210 at Page 306 of the Deed Records of Douglas County, Nebraska.
3. Easements granted by the Plat and Dedication of Center Ridge recorded August 30, 2005, as Instrument No. 2005107486 of the Records of Douglas County, Nebraska, as shown on Plat Survey.
 - a. Plat Survey reveals a sewer and drainage easement in the Southerly portion of Lots 3, 4 and 5.
 - b. Plat Notes state that there shall be no direct vehicular access onto 192nd Street across the East line of Lot 5, that there shall be no direct vehicular access to West Center Road across the South line of Lots 3, 4 and 5, and that there shall be no direct vehicular access to Gold Street across the North line of said Lot 5.
 - c. Disclaimer and Release dated July 15, 2011 and recorded July 22, 2011 at Instrument No. 2011061926 of the Records of Douglas County, Nebraska, wherein Cox Communications releases any rights it may have acquired by virtue of the above referenced Plat and Dedication over, upon, along and above a strip of land ten feet in width, being 5 feet each side of and abutting the common lot line of Lots 3 and 4.
 - d. Partial Release of Easement July 18, 2011 and recorded July 22, 2011 at Instrument No. 2011061927 of the Records of Douglas County, Nebraska, wherein Qwest Corporation releases its easement acquired by virtue of the above referenced Plat and Dedication over, upon, along and above a strip of land ten feet in width, being 5 feet each side of and abutting the common lot line of Lots 3 and 4.
 - e. Disclaimer and Release dated July 8, 2011 and recorded July 22, 2011 at Instrument No. 2011061928 of the Records of Douglas County, Nebraska, wherein Omaha Public Power District releases any rights it may have acquired by virtue of the above referenced Plat and Dedication over, upon, along and above a strip of land ten feet in width, being 5 feet each side of and abutting the common lot line of Lots 3 and 4.
4. Covenants, conditions, restrictions and easements contained in Declaration of Restrictions and Grant of Easements dated August 31, 2005 and recorded September 2, 2005, as Instrument No. 2005109724 of the Records of Douglas County, Nebraska.
 - a. Provisions for architectural control and approval of construction plans set forth therein.
 - b. Provisions for easements for utilities, drainage, water flow, storm sewer, sanitary sewer, water system, access and service easements set forth therein.
 - c. First Amendment to Declaration of Restrictions and Grant of Easements dated October 4, 2011 and recorded October 6, 2011 at Instrument No. 2011084993 of the Records of Douglas County, Nebraska, amends the above referenced Declaration of Restrictions.
5. Easement granted to Metropolitan Utilities District of Omaha by Permanent Easement dated August 31, 2005 and recorded September 2, 2005, as Instrument No. 2005109727 of the Records of Douglas County, Nebraska, to lay, operate and maintain pipelines and

- appurtenances for the transportation of gas on, over, under and through a portion of subject property.
6. Easement granted to Sanitary and Improvement District No. 512 of Douglas County, Nebraska, its successors and assigns, by Permanent Storm Sewer and Drainage Easement dated September 6, 2005 and recorded September 7, 2005, as Instrument No. 2005111300 of the Records of Douglas County, Nebraska, to construct, operate and maintain storm sewers, drainage structures and appurtenances in, through and under a portion of subject property.
 7. Easement granted to Metropolitan Utilities District of Omaha by Permanent Easement dated August 19, 2005 and recorded October 3, 2005, as Instrument No. 2005123967 of the Records of Douglas County, Nebraska, to lay, operate and maintain pipelines and appurtenances for the transportation of gas on, over, under and through a portion of subject property.
 8. Covenants, conditions and restrictions contained in Declaration of Restrictions and Covenants dated February 13, 2007 and recorded February 13, 2007, as Instrument No. 2007017528 of the Records of Douglas County, Nebraska. (Only affects Lots 5, Center Ridge)
 9. Covenants, conditions and restrictions contained in Restrictive Use Agreement dated January 16, 2014 and recorded January 21, 2014, as Instrument No. 2014004658 of the Records of Douglas County, Nebraska.
 10. Easements as shown on the Administrative Subdivision of Center Ridge Replat 1 recorded August 30, 2011 at Instrument No. 2011073470 of the Records of Douglas County, Nebraska.
 - a. Administrative Subdivision Survey depicts the sewer and drainage easement on the Southerly portion of said Lot 2.
 - b. Survey Notes state that there shall be no direct vehicular access onto West Center Road across the South line of said Lot 2.