

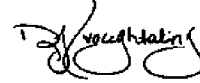
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Feb 01, 2019
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INSTRUMENT NUMBER

2019-02131

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County Clerk/Register of Deeds
Deb Houghtaling



Michael F. Kivett
Valentine O'Toole, LLP
11240 Davenport Street
Omaha NE 68154-0125

WARRANTY DEED

GDI, LLC, a Nebraska limited liability company organized and existing under and by virtue of the laws of the State of Nebraska ("Grantor"), in consideration of One Dollar and other valuable consideration, received from **GDI 200, LLC** a Nebraska limited liability company organized and existing under and by the laws of the State of Nebraska ("Grantee"), does grant, bargain, sell, convey and confirm unto Grantee, the following described real estate in Sarpy County, Nebraska:

Lot 2, Royal View Apartment Community, an Addition to the City of Gretna, Sarpy County, Nebraska

and

A TRACT OF LAND BEING PART OF THE SE1/4 OF THE NE1/4, SECTION 25, AND ALSO PART OF LINCOLN ROAD (VACATED IN QUITCLAIM DEED - STATE INSTRUMENT NO 2017-25955), ALL LOCATED IN TOWNSHIP 14 NORTH, RANGE 10 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

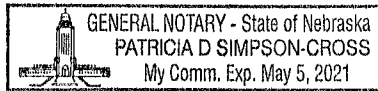
COMMENCING AT THE SOUTHEAST CORNER OF SAID NE1/4, SECTION 25; THENCE S87°12'35"W (ASSUMED BEARING) ALONG THE SOUTH LINE OF SAID NE1/4, SECTION 25, A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S87°12'35"W ALONG SAID SOUTH LINE OF THE NE1/4, SECTION 25, A DISTANCE OF 314.08 FEET; THENCE NORTHWESTERLY ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH 204TH AVENUE, AND THE NORTHERLY EXTENSION THEREOF ON A CURVE TO THE LEFT WITH A RADIUS OF 282.50 FEET, A DISTANCE OF 52.45 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N40°01'42"W, A DISTANCE OF 52.37 FEET TO A POINT WHERE SAID NORTHERLY EXTENSION OF THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH 204TH AVENUE AND SOUTHERLY EXTENSION OF THE EASTERLY RIGHT-OF-WAY LINE OF HIGHWAY 6/31 INTERSECT; THENCE NORTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF HIGHWAY 6/31 AND SAID SOUTHERLY EXTENSION THEREOF ON THE FOLLOWING THREE (3) COURSES: (1) N35°37'48"E, A DISTANCE OF 244.57 FEET; (2) THENCE N28°46'18"E, A DISTANCE OF 157.74 FEET; (3) THENCE N24°26'09"E, A DISTANCE OF 248.71 FEET TO THE INTERSECTION OF SAID EASTERLY RIGHT-OF-WAY LINE OF HIGHWAY 6/31 AND SAID WESTERLY RIGHT-OF-WAY LINE OF SOUTH 204TH STREET; THENCE S02°32'22"E ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF SOUTH 204TH STREET, A DISTANCE OF 588.88 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS AN AREA OF 98,871 SQUARE FEET OR 2.265 ACRES, MORE OR LESS.

And the Grantor for itself and its successors does hereby covenant with the Grantee and with Grantee's heirs and assigns that Grantor is lawfully seised of said real estate; that they are free from encumbrance, subject to easements, reservations, covenants and restrictions of record and subject to all regular taxes and special assessments; that Grantor has good right and lawful authority to convey the same; and that Grantor warrants and will defend the title to said real estate against the lawful claims of all persons whosoever.

[illegible]

The foregoing instrument was acknowledged before me this 31 day of January, 2019, by Michael F. Kivett, Administrative Member of GDI, LLC, a Nebraska limited liability company on behalf of the company.



Patricia D Simpson-Cross.
Notary Public