

After Recording Return To: Missouri River Title, 11239 Chicago Circle, Omaha, NE 68154 (402) 333-1025

SPECIAL WARRANTY DEED

NEBRASKA ORGAN RECOVERY SYSTEM, A Nebraska Non Profit Corporation, GRANTOR, in consideration of One Dollar and other valuable consideration received from GRANTEE, TJC ENTERPRISES, INC, a Nebraska Corporation, conveys to GRANTEE the following described real estate (as defined in Neb. Rev. Stat. §76-201):

The North 350 feet of the West 100 feet of Lot 291, Cedar Hills Addition, An Addition to the City of Omaha, As Surveyed, Platted and Recorded in Douglas County, Nebraska.

Parcel B: Non exclusive perpetual easement for ingress and egress as set forth in Warranty Deed recorded in Book 1325 at Page 301 as set forth in Parcel D.

GRANTOR covenants (jointly and severally, if more than one) with GRANTEE that GRANTOR:

1. is lawfully seized of such real estate and that it is free from encumbrances, except those shown on 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 by, through, or under GRANTOR.

Dated effective this 8th day of March, 2018.

NEBRASKA ORGAN RECOVERY SYSTEM, , A Nebraska Non Profit Corporation

[Signature]

Kyle Herber, President and CEO

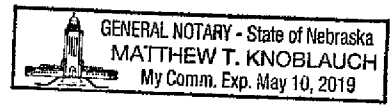
State of Nebraska)
) ss.
County of Douglas)

The foregoing instrument was acknowledged before me on this 7 day of March, 2018, by Kyle Herber, President and CEO of NEBRASKA ORGAN RECOVERY SYSTEM, A Nebraska Non Profit Corporation on behalf of said entity after being authorized so to do.

[Signature]

Notary Public
My commission expires: _____

Dated this 8th day of March, 2018.



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 TJC ENTERPRISES, INC

EXHIBIT "A"

1. Key Number 5809 0002 07
2017 Taxes Total \$0, Exempt
2. Terms and Conditions of Plat and Dedication, Filed January 17, 1957 in Book 1009 at Page 554, grants easements at the rear and sides of lots for electric and telephone poles and lines.
3. Corporation Warranty Deed, Filed July 25, 1958 in Book 1042 at Page 107, subject to a perpetual access road easement hereby reserved over the North 20 feet of the South 40 feet of said Lot 291 and over said curb cut in favor of the owners and users of Lots 286 to 290, both inclusive, in said Cedar Hills. Also, conveys to Grantee a perpetual sanitary sewer main easement over and under a five foot strip of land, the center line of which is the South line of Lot 137 in said Cedar Hills. Hereby also conveying to Grantee and subsequent owners and users of said Lot 291, a perpetual access road easement over the North 20 feet of the South 40 feet of said Lots 288, 289 and 290 and over the vehicular curb cut to West Center Road to be located on the East line of said Lot 288.
4. Corrective Warranty Deed, Filed July 28, 1967 in Book 1325 at Page 301, reserves to Grantee, its successors, assigns, lessees, the lessees of its assigns, and to the employees, invitees and customers of the grantor, its successors, assigns, lessees and the lessees of its assigns, a non exclusive perpetual easement for ingress and egress over and upon the following parcels, to-wit: Parcel D: The East 99 Feet of the West 100 Feet of the North 32 Feet of the south 40 Feet of said Lot 291 except that portion thereof covered by a circle having a 15-foot radius from the center of the existing tiny sign pole structure which is immediately South of Parcel B as described above, it being understood however that there is already existing of record a perpetual access road easement over part of said property, being the North 20 feet of the South 40 feet of said Lot 291. It is further agreed between grantor and grantees, that the cost of maintenance, repair, renewal and snow removal of and from the hard surfacing of the area covered by the easements' above reserved and granted shall be shared equally between them, or their successors or assigns, that is, $\frac{1}{2}$ of such cost shall be paid by the fee owner of the ground covered by such easements and the other $\frac{1}{2}$ paid by the owner of the easement itself and the obligations and benefits of his agreement shall run with the ownership of the said - easements and land covered thereby. It is specifically understood that the State of Nebraska, when it acquired the South 8 feet of said Lot 291, denied ingress and egress over said South 8 feet onto the remainder of said Lot 291, but that ingress and egress will be permitted over a frontage road along the northerly right of way of the highway. **(See notes below for releases of Parcels A, B and C, as shown in the Deed)**
5. Easement for Pipelines, Filed December 26, 1967 in Book 457 at Page 621, between NP Dodge Company and Cardinal Realty.
6. Right of Way Permit, Filed February 21, 1968 in Book 460 at Page 77, for joint use of poles pursuant to provisions hereof.