

COUNTER DKH
VERIFY DKH
FEES \$ 16.00
CHG SFILE
SUBMITTED TITLECORE TITLE - COMMERCIA

NEBRASKA DOCUMENTARY
STAMP TAX
May 02, 2014
\$ 931.50 By DKH

FILED SARPY CO. NE.
INSTRUMENT NUMBER
2014-09028
2014 May 02 02:00:34 PM
Sheryl J. Dowling
REGISTER OF DEEDS


Warranty Deed

Charlyn Farms, L.L.C., a Nebraska limited liability company, Grantor, in consideration of One Dollar (\$1.00) and other valuable consideration, the receipt of which is hereby acknowledged, conveys to **Ashbury Creek, LLC, a Nebraska limited liability company, Grantee**, the following described real estate (as defined in Neb. Rev. Stat. 76-201) in Lincoln County, Nebraska:

Part of the West Quarter of the Northwest Quarter of Section 32, Township 14 North, Range 12 East of the 6th P.M., Sarpy County, Nebraska, more particularly described on Exhibit "A" attached hereto and made a part hereof

GRANTOR covenants with GRANTEE that GRANTOR:

- (1) is lawfully seized of such real estate and that it is free from all encumbrances subject to easements, reservations, covenants and restrictions of record and subject to all regular taxes and special assessments;
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend title to the real estate against the lawful claims of all persons.

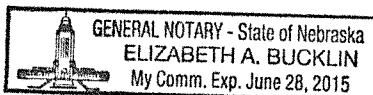
Executed: April 30, 2014

Charlyn Farms, L.L.C., a Nebraska
Limited liability company

By: *Jon R. Clark*
Jon R. Clark, Member

STATE OF NEBRASKA
COUNTY OF Sarpy } ss

The foregoing instrument was acknowledged before me on April 30, 2014 by Jon R. Clark, Member of Charlyn Farms, L.L.C., a Nebraska limited liability company, on behalf of the Limited Liability Company. Jon R. Clark personally appeared before me, a General Notary Public for the State of Nebraska, and is either personally known to me or was identified by me through satisfactory evidence.

 GENERAL NOTARY - State of Nebraska
ELIZABETH A. BUCKLIN
My Comm. Exp. June 28, 2015

Elizabeth A. Bucklin
Notary Public

113364

EXHIBIT 'A'

That part of the West Quarter of the Northwest Quarter (W¼ NW¼) of Section 32, Township 14 North, Range 12 East of the 6th P.M., in Sarpy County, Nebraska, described as follows:

Beginning at a 0.7' x 1.0' line stone at the Southwest corner of the Northwest Quarter of said Section 32; thence North 03°03'35" West (bearings referenced to Nebraska State Plane NAD83-2008), for 594.23 feet, along the West line of the West Quarter of the Northwest Quarter of said Section 32, to the South right-of-way line of South 120th Street; thence along a curve to the left (having a radius of 745.00 feet and a long chord bearing North 14°09'34" East, for a distance of 72.71 feet), for an arc length of 72.74 feet, along said right-of-way line; thence North 86°56'25" East, for 641.18 feet, to the East line of the West Quarter of the Northwest Quarter of said Section 32; thence South 02°56'13" East, for 667.95 feet, to the Southeast corner of the West Quarter of the Northwest Quarter of said Section 32; thence South 87°18'37" West, for 661.29 feet, to the Point of Beginning;