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SUBMITTED TITLECORE NATIONAL, LLC

NEBRASKA DOCUMENTARY
STAMP TAX
Sep 20, 2018
\$1293.75 By JS

FILED SARPY CO. NE.
INSTRUMENT NUMBER
2018-22346
2018 Sep 20 02:48:15 PM
Sheryl J. Dowling
REGISTER OF DEEDS


SPECIAL WARRANTY DEED

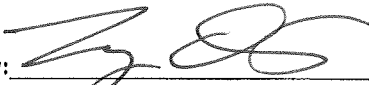
QuikTrip Corporation, an Oklahoma corporation, GRANTOR, whether one or more, in consideration of One Dollar and other valuable consideration received from grantees, receipt of which is acknowledged, conveys to Gretna HDI, LLC, a Texas limited liability company, GRANTEE, whether one or more, the following described real estate (as defined in Neb. Rev. Stat. ss76-201) Sarpy County, Nebraska:

See Exhibit "A" attached hereto and made a part hereof

- (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; SUBJECT to Restrictions set forth on Exhibit "B" hereof
- (2) has legal power and lawful authority to convey the same;
- (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 : September 18, 2018

QuikTrip Corporation, an Oklahoma corporation

By: 
Larry Dickerson, Director of Real Estate Dispositions

STATE OF KANSAS)
COUNTY OF JOHNSON)ss.

The foregoing instrument was acknowledged before me on this 18 day of September, 2018, by Larry Dickerson, Director of Real Estate Dispositions for QuikTrip Corporation, an Oklahoma corporation. Larry Dickerson personally appeared before me, a General Notary Public for the State of Kansas, and is either personally known to me or was identified by me through satisfactory evidence.

TAMMIE L. JARVIS
NOTARY PUBLIC
STATE OF KANSAS
My Appt. Exp. 11/9/18

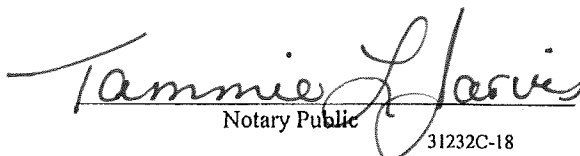

Notary Public
31232C-18

EXHIBIT "A"

Beginning at the Southeast corner of the Southeast Quarter (SE1/4) of Section 27, Township 14 North, Range 11, East of the 6th P.M., Sarpy County, Nebraska; thence S 89°40'00" W, 1200.32 feet along the South line of said SE1/4 to intersection with the Frontage Road centerline; thence N 0°37'30" W, 87.60 feet along said Centerline to a point on the North right-of-way line of Highway 370; thence S 89°27'30" W, 33.00 feet to the true point of beginning; thence continuing S 89°27'30" W along said North right-of-way line 190.0 feet; thence N 8°02'30" W, 216.78 feet; thence N 89°22'30" E, 217.99 feet to a point on the West right-of-way line of said Frontage Road; thence S 0°37'30" W, 215.23 feet along said West right-of-way line to the point of beginning (Tax Lot 11); except a tract of land located in Tax Lot 11 in the SE1/4 of Section 27, Township 14 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska, described as follows: Referring to a point where the West right-of-way line of Sapp Brothers Drive intersects the North existing right-of-way line of Highway 370; thence westerly a distance of 157.46 feet along the northerly Highway 370 right-of-way line to the point of beginning; thence westerly deflecting 00°00'00" a distance of 32.54 feet to the Southwest corner of said Tax Lot 11; thence northerly deflecting 82°29'26" right, a distance of 46.26 feet along the west line of said Tax Lot 11; thence southeasterly deflecting 147°26'01" right a distance of 59.94 feet to the point of beginning.

Exhibit B

Grantor hereby restricts the property being conveyed by this instrument in perpetuity as follows:

The property shall not be used as a retail convenience grocery store, donut shop, coffee shop, fast food or quick service restaurant (excluding any sit-down restaurant with full-service wait staff), smoke shop or other retail outlet selling tobacco products, electronic cigarettes, vapor devices or nicotine-based products as one of its primary uses, a sexually oriented business for the sale of adult materials or drug paraphernalia, the retail sale of package or carry out beer, wine, liquor or spirits, the retail sale of motor fuels, or for the sale of items commonly sold in a convenience store including, but not limited to, candy, chips, donuts, sandwiches, pizza, snacks, coffee, soda, and other carbonated beverages.