



## WARRANTY DEED

**THE GRANTOR, Foutch Properties, L.L.C., a Nebraska limited liability company** in consideration of One Dollar and other valuable consideration, receipt of which is hereby acknowledged, hereby conveys to **Birddog Capital, LLC, a Nebraska limited liability company, GRANTEE**, the following described real estate (as defined in Neb. Rev. Stat. 76-201) in Douglas County, Nebraska:

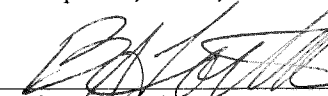
Part of the North half (N 1/2) of the Northeast Quarter (NE 1/4) of Section 31, Township 16 North, Range 10, East of the 6th p.m., Douglas County, Nebraska, being described as follows: Commencing at the Northeast corner of said Section 31, thence S00°29'05"E (assumed bearing) on the East line of said North 1/2 NE 1/4, a distance of 315.00 feet to the true point of beginning, thence continuing S00°29'05"E on said East line, a distance of 330.80 feet, thence S89°30'55"W perpendicular to said East line, a distance of 765.21 feet to a point on the East right-of-way line of U.S. Highway No. 275; thence N44°12'17"W on said East right-of-way line, a distance of 457.71 feet, thence N89°30'55"E perpendicular to the East line of said N 1/2 NE 1/4, a distance of 1081.55 feet to the true point of beginning.


THE GRANTOR covenants with GRANTEE that GRANTOR:

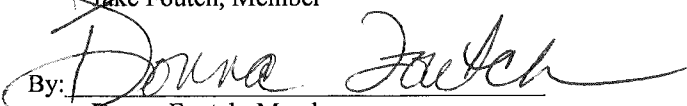
- (1) is lawfully seized of such real estate and that it is free from encumbrances subject to easements, reservations, covenants and restrictions of record, and subject to all regular taxes and special assessments;
- (2) has legal power and lawful authority to convey the same; and
- (3) warrants and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

Date: November 12, 2019

Foutch Properties, L.L.C., a Nebraska limited liability company

By:   
Brian Foutch, Member

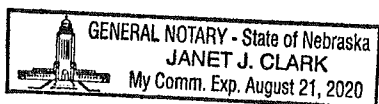
By:   
Jake Foutch, Member

By:   
Donna Foutch, Member

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Warranty Deed

STATE OF NEBRASKA            )  
COUNTY OF DOUGLAS        )ss.

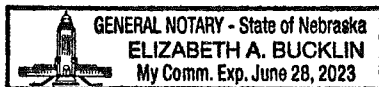
The foregoing instrument was acknowledged before me on this 12 day of November, 2019 by Brian Foutch, Member of Foutch Properties, L.L.C., a Nebraska limited liability company. Brian Foutch personally appeared before me, a General Notary Public for the State of Nebraska, and is either personally known to me or was identified by me through satisfactory evidence.



*Janet J. Clark*  
\_\_\_\_\_  
Notary Public

STATE OF NEBRASKA            )  
COUNTY OF DOUGLAS        )ss.

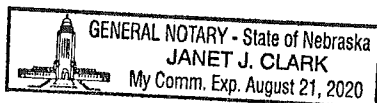
The foregoing instrument was acknowledged before me on this 12 day of November, 2019 by Jake Foutch, Member of Foutch Properties, L.L.C., a Nebraska limited liability company. Jake Foutch personally appeared before me, a General Notary Public for the State of Nebraska, and is either personally known to me or was identified by me through satisfactory evidence.



*Elizabeth A. Bucklin*  
\_\_\_\_\_  
Notary Public

STATE OF NEBRASKA            )  
COUNTY OF DOUGLAS        )ss.

The foregoing instrument was acknowledged before me on this 12 day of November, 2019 by Donna Foutch, Member of Foutch Properties, L.L.C., a Nebraska limited liability company. Donna Foutch 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.



*Janet J. Clark*  
\_\_\_\_\_  
Notary Public