



DEED 2015079421



SEP 21 2015 08:32 P 6

Nebraska Deed
Stamp: Fee
9-21-15
Date
\$ EXS
By MS

Deed 6/3
FEE 4000 01.60000
FB 77-05110
BKP 2.15.10 C/O _____ COMP _____
DEL _____ SCAN _____ FV _____

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
9/21/2015 08:32:15.91

2015079421

WARRANTY DEED

Donald L. Gardiner and Ramona Gardiner, husband and wife, Grantor, in consideration of One Dollar and other valuable consideration receipt of which is hereby acknowledged, conveys to Elk Hills Apartments II, LLC, a Nebraska limited liability company, Grantee, whether one or more, the following described real estate (as defined in Neb. Rev. Stat. § 76-201) in Douglas County, Nebraska:

See Exhibits A, B, C, D and E, attached hereto for the legal description of the real estate.

Grantor covenants with the 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;
- (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.

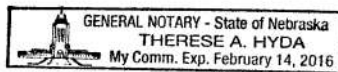
Dated: September 18, 2015

GRANTORS:

Donald L. Gardiner
Donald L. Gardiner
Ramona Gardiner
Ramona Gardiner

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

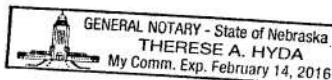
The foregoing instrument was acknowledged before me on the 18th September, 2015 by Donald L. Gardiner.



Therese A. Hyda
Notary Public

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me on the 18th September, 2015 by Ramona Gardiner.



Therese A. Hyda
Notary Public

Record and Return to: James E. Lang, Laughlin, Peterson & Lang, 11718 Nicholas Street, Suite 101, Omaha, NE 68154

④

File No.: 02645:

EXHIBIT "A"

A tract of land in the Southeast Quarter of the Southeast Quarter (SE¼ SE¼) of Section Twelve (12), Township Fifteen (15) North, Range Ten (10) East of the 6th P.M., in Douglas County, Nebraska, more particularly described as follows:

Commencing at a point on the South line of Tax Lot Sixteen (16), in said Southeast Quarter of the Southeast Quarter (SE¼ SE¼), said point being 77.9 feet East of the Southwest corner thereof; thence East on the South line of said Tax Lot Sixteen (16), a distance of 300 feet to a point 280 feet North 220 feet West of the Southwest corner of Lot Seven (7), Block Four (4), Hansen's Boulevard Addition to Elkhorn; thence South deflection angle 90 degrees 30 minutes a distance of 110 feet; thence West deflection angle 89 degrees 30 minutes a distance of 300 feet; thence North a distance 110 feet to the place of beginning, except that portion heretofore dedicated for street purposes.

Excepting;

Commencing at a point 55.88 feet West and 396.76 feet North of the Southwest corner of Lot Four (4), Block One (1) of Chappell Addition to the City of Elkhorn, Douglas County Nebraska; thence North 45 degrees 12 minutes 53 seconds West, 58.14 feet to the point of beginning; thence South; 50.64 feet along the arc of a curve deflecting to the right, having a radius of 275.00 feet, a chord bearing of South 17 degrees 30 minutes 54 seconds West and a chord length of 50.57 feet; thence North 82 degrees 39 minutes 55 seconds East, 16.94 feet; thence North 07 degrees 44 minutes 30 seconds West, 18.00 feet; thence North 01 degrees 42 minutes 09 seconds East, 28.23 feet.

②

EXHIBIT "B"

That part of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section 12, Township 15 North, Range 10 East of the 6th P.M., Douglas County, Nebraska, bounded and described as follows: Beginning at a point 377.5 feet South and 192 feet East of the Center of the Southeast Quarter (SE 1/4) of Section 12, Township 15 North, Range 10 East of the 6th P.M., which point is the Southeast corner of Tax Lot 16 in Section 12, Township 15 North, Range 10 East of the 6th P.M., thence East 195.5 feet more or less to a point 180 feet West and 269 feet North of the Southwest Corner of Maple Street in Hanson's Boulevard Addition to Elkhorn, Douglas County, Nebraska; thence North 11 feet, thence North 14 degrees 20 minutes East, 95.1 feet, thence West 219.2 feet more or less to a point in the East line of Tax Lot 16, which is 103.2 feet North of the beginning, thence south along the East line of Tax Lot 16 to the point of beginning; and That part of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section 12, Township 15 North, Range 10 East of the 6th P.M., Douglas County, Nebraska, bounded and described as follows: Commencing at a point 103.2 feet North and 60 feet East of the Southeast corner of Tax Lot 16 in said Section 12, thence East 159.2 feet, more or less, thence Northwesterly to a point 35 feet North of the point of beginning, thence South along a line 60 feet East of and parallel to the East line of Tax Lot 18, 35 feet to the point of beginning; Except that part more particularly described in Return of Appraisers recorded February 16, 2006 as Inst. No. 2006017223; records of Douglas County, Nebraska.

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File No.: 0264522

EXHIBIT "C"

That part of the Southeast Quarter of the Southeast Quarter (SE 1/4 SE 1/4) of Section 12, Township 15 North, Range 10 East of the 6th P.M., Douglas County, Nebraska, more particularly described as follows: Beginning at the Southwest Corner of Maple Street, said street being the West boundary of Hansen's Boulevard Addition to the Village of Elkhorn, thence West 180 feet, thence north 280 feet, thence North 14°20' East 95.1 feet to the place of beginning of this description; thence North 14°20' East 138.18 feet to an iron stake on the Westerly line of Park Avenue in Hansen's Boulevard Addition, thence Northwesterly along the westerly line of Park Avenue to the South line of County Road 102B; thence Northwesterly along the Southerly line of County Road 102B to a point 60 feet east of and at right angles to the east line of Tax Lot 16; thence South parallel to the East line of Tax Lot 16, to a point 138.2 feet North and 60 feet to the Southeast corner of Tax Lot 16; thence Southeasterly to the point of beginning; Except that part thereof dedicated for street purposes by Street Dedication recorded in Book 504, Page 486; and also Except that part thereof conveyed to the City of Elkhorn, Nebraska as set forth in Warranty Deed recorded December 20, 2005 as Inst. No. 2005159779 in the records of Douglas County, Nebraska.

EXHIBIT "D"

77-05110

Lot Two (2), Buss Addition, an Addition to the City of Omaha, in Douglas County,
Nebraska.

EXHIBIT "E"

77-05110

Lot One (1), Buss Addition, an Addition to the City of Omaha, in Douglas County,
Nebraska.