


COUNTER JB
VERIFY JB
FEES \$ 22.00
CHG SFILE
SUBMITTED TITLECORE NATIONAL, LLC

NEBRASKA DOCUMENTARY
STAMP TAX
Mar 05, 2018
\$5760.00 By JB

FILED SARPY CO. NE.
INSTRUMENT NUMBER
2018-04549
2018 Mar 05 11:11:29 AM
Sheryl J. Dowling
REGISTER OF DEEDS


SPECIAL WARRANTY DEED

Gretna Hills Farm, Inc., a Nebraska corporation, GRANTOR(s), whether one or more, in consideration of One Dollar and other valuable consideration received from grantees, receipt of which is acknowledged, conveys to **Richland Homes, LLC, a Nebraska limited liability company, , GRANTEE**, whether one or more, the following described real estate (as defined in Neb. Rev. Stat. §76-201) Sarpy County, Nebraska:

Part of Tax Lot 1A1 located in the Southeast Quarter of Section 20, Township 14 North, Range 11 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 the GRANTEE that GRANTOR:

- (1) is lawfully seized of such real estate and that it is free from encumbrances except the Permitted Encumbrances set forth on Exhibit "B" attached hereto and made a part 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.

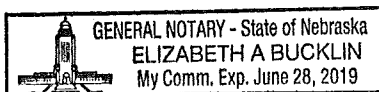
Executed: February 28, 2018

Gretna Hills Farm, Inc., a Nebraska corporation

By: *Keith E. Barkley*
Keith E. Barkley, President

STATE OF NEBRASKA)
COUNTY OF Douglas)

The foregoing instrument was acknowledged before me this 28 day of February, 2018 by Keith E. Barkley, President and on behalf of Gretna Hills Farm, Inc., a Nebraska corporation.



Elizabeth A. Bucklin
Notary Public

EXHIBIT "A"

Part of Tax Lot 1A1 located in the Southeast Quarter of Section 20, Township 14 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska, described as follows:

Commencing at a 1" open top pipe at the Southwest corner of the Southeast Quarter of said Section 20;

Thence North 00°07'40" West (Assumed Bearings) for 283.21 feet on the west line of said Southeast Quarter to a 5/8" rebar at the Northwest corner of Lot 1, Barkley's Hilltop, a subdivision as surveyed, platted, and recorded in Sarpy County, Nebraska;

Thence North 00°07'26" West for 706.79 feet on said west line of the Southeast Quarter to the northwest corner of Tax Lot 1A2 located in the Southeast Quarter of said Section 20;

Thence North 89°56'07" East for 197.78 feet to the TRUE POINT OF BEGINNING;

Thence North 40°54'39" East for 70.80 feet;

Thence along a curve to the left (having a radius of 75.00 feet and a long chord bearing South 69°36'23" East for 52.57 feet) for an arc length of 53.71 feet;

Thence North 89°52'34" East for 40.00 feet;

Thence North 00°07'26" West for 137.52 feet;

Thence North 21°13'59" East for 209.38 feet;

Thence North 89°52'34" East for 503.75 feet;

Thence South 88°58'07" East for 50.01 feet;

Thence South 80°10'52" East for 138.00 feet;

Thence South 68°32'37" East for 143.21 feet;

Thence along a curve to the left (having a radius of 1975.00 feet and a long chord bearing North 24°52'06" East for 43.01 feet) for an arc length of 43.01 feet;

Thence South 65°45'20" East for 165.00 feet;

Thence North 23°11'07" East for 79.13 feet;

Thence North 22°20'03" East for 50.01 feet;

Thence North 19°11'57" East for 153.44 feet;

Thence North 17°02'00" East for 228.94 feet;

Thence North 01°04'27" East for 50.60 feet;

Thence South 80°04'48" East for 94.16 feet;

Thence along a curve to the right (having a radius of 825.00 feet and a long chord bearing South 78°56'39" East for 32.71 feet) for an arc length of 32.71 feet;

Thence South 79°44'46" East for 67.25 feet;

Thence along a curve to the right (having a radius of 830.00 feet and a long chord bearing South 71°18'47" East for 53.60 feet) for an arc length of 53.61 feet;

Thence South 69°27'46" East for 85.04 feet;

Thence along a curve to the right (having a radius of 430.00 feet and a long chord bearing South 59°10'39" East for 153.55 feet) for an arc length of 154.38 feet;

Thence along a curve to the left (having a radius of 370.00 feet and a long chord bearing South 69°29'28" East for 260.35 feet) for an arc length of 266.04 feet;

Thence North 89°54'36" East for 108.62 feet;

Thence South 85°49'20" East for 67.19 feet;

Thence North 89°54'36" East for 189.50 feet to the east line of said Southwest Quarter; **SOUTHEAST 4**

Thence South 00°05'24" East for 1181.84 feet on said east line of the Southeast Quarter to the northeast corner of Tax Lot 1B located in the Southeast Quarter of said Section 20;

Thence South 89°56'07" West for 198.00 feet to the northwest corner of said Tax Lot 1B;

Thence South 00°05'24" East for 346.50 feet to the southwest corner of said Tax Lot 1B, also being the southeast corner of said Tax Lot 1A1 and the south line of said Southeast Quarter;

Thence South 89°56'07" West for 1421.65 feet on said south line to the southeast corner of said Tax Lot 1A2;

Thence North 00°07'30" West for 990.00 feet to the Northeast corner of said Tax Lot 1A2;

Thence South 89°56'07" West for 814.22 feet to the point of beginning.

Exhibit "B"

Right of Way easement as set forth in the Return of Appraisers filed March 27, 1992 at Instrument No. 92-06729, records of Sarpy County, Nebraska, across the West 17' of the East 50 feet of subject property, as further described therein.