

COUNTER PM
VERIFY PM
FEES \$ 16.00
CHG_SFILE
SUBMITTED NEBRASKA TITLE COMPANY-OM

NEBRASKA DOCUMENTARY
STAMP TAX
Mar 25, 2015
\$ 479.25 By PM

FILED SARPY CO. NE.
INSTRUMENT NUMBER
2015-06304
2015 Mar 25 10:42:53 AM
Sheryl J. Quiring
REGISTER OF DEEDS



WARRANTY DEED

KNOW THAT ALL MEN BY THESE PRESENTS THAT John W. McClellan III, Trustee of the Patricia A. McClellan's Family Trust, herein called the grantor whether one or more, in consideration of **One Dollar and other valuable consideration** received from grantees, do hereby bargain, sell, convey, and confirm unto **J & H Investments, L.L.C., a Nebraska limited liability company**, the following described real property in Sarpy County, Nebraska:

Part of Tax Lot Four (4), in Section Twenty-Three (23), Township Fourteen (14) North, Range Eleven (11) East of the 6th P.M., except Meadows Boulevard and except that part platted as Lakeview South and except that part platted as Lakeview South No. 7 Replat 1, and except those parts conveyed to the State of Nebraska for highway purposes, subject to statutory roads, in Sarpy County, Nebraska, more particularly described as follows: Beginning at the Southwest corner of the East Half of the Northeast Quarter (E $\frac{1}{2}$ NE $\frac{1}{4}$) of said Section Twenty-Three (23); thence North 89 degrees 59 minutes 27 seconds East (assumed bearing) 300.57 feet on the South line of said East Half (E $\frac{1}{2}$) to the West line of 147th Street; thence North 00 degrees 26 minutes 39 seconds East 95.01 feet on the West line of 147th Street to the North line of Meadows Boulevard; thence North 89 degrees 59 minutes 29 seconds East 404.25 feet on the North line of Meadows Boulevard to the Southwest corner of Lot One (1), Lakeview South II, a subdivision in said Sarpy County; thence North 00 degrees 51 minutes 32 seconds East 1,446.59 feet on the West line of Lot One (1), said Lakeview South II and on the West lines of Lots One (1) and Two (2), Lakeview South II Replat 6 and the West line of Lot Two (2) Lakeview South II Replat 2, both subdivisions in said Sarpy County to the Northwest corner of said Replat 2; thence North 89 degrees 13 minutes 02 seconds West 716.72 feet to the West line of said East Half (E $\frac{1}{2}$); thence South 00 degrees 23 minutes 28 seconds West 1,551.37 feet on the West line of said East Half (E $\frac{1}{2}$) to the point of beginning.

To have and hold above described premises together with all tenements, hereditaments and appurtenances thereto belonging unto the grantees and their assigns.

And the grantor does hereby covenant with the grantees and their assigns that grantor is lawfully seized of said premises; that they are free from any encumbrance **except covenants, easements and restrictions of record; all regular taxes and special assessments, except those levied or assessed subsequent to date hereof**; that grantor has good right and lawful authority to convey the same; and that grantor warrants and will defend the title to said premises against the lawful claims of all persons whomsoever.

Executed March 20, 2015.

Patricia A. McClellan's Family Trust

John W. McClellan III, Trustee
By John W. McClellan III, Trustee

State of Nebraska

§

County of Sarpy

The foregoing instrument was acknowledged before me this 20th day of March, 2015 by
John W. McClellan III, Trustee of the Patricia A. McClellan's Family Trust.

[Signature]
Notary Public

0261383