

WASHINGTON COUNTY, STATE OF NEBRASKA
Instrument Number 2017-04192

Karen A. Madsen
REGISTER OF DEEDS

FILED
2017 Dec-29 PM 02:33

KAREN A. MADSEN
WASHINGTON COUNTY
REGISTER OF DEEDS
BLAIR, NE

Recorded _____
General _____
Numerical _____
Photostat _____
Proofed _____
Scanned _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 12/29/17
\$ Ex025 By CS

Upon Recording Return To:

Howard Hahn, Esq.
Kutak Rock LLP
1650 Farnam Street
Omaha, NE 68102-2186

SPECIAL WARRANTY DEED

Krejci Development, LLC, a Nebraska limited liability company (“**Grantor**”), in consideration of Ten Dollars (\$10.00) and other good and valuable consideration received from Angel’s Share, Inc., a Nebraska non-profit corporation (“**Grantee**”), hereby conveys to Grantee the following described real estate (as defined in Neb. Rev. Stat. § 76-201) in Washington County, Nebraska:

SEE EXHIBIT A ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

Grantor covenants with Grantee that Grantor:

- (1) is lawfully seized of such real estate and that it is free from encumbrances except for all easements, covenants and restrictions of record and those set forth on Exhibit B;
- (2) has legal power and lawful authority to convey the same; and
- (3) 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, but not otherwise.

[Signature page follows]

EXHIBIT A
LEGAL DESCRIPTION

Parcel 1

Tax Lots 38 and 39 in Section 10, Township 18 North, Range 11, East of the 6th P.M., in the City of Blair, Washington County, Nebraska.

Parcel 2

Tax Lots 63, 77, 83, 84, 85, 91, 100, 101 and 199 in Section 10, Township 18 North, Range 11, East of the 6th P.M., in the City of Blair, Washington County, Nebraska.

Parcel 3

Tax Lots 74, 75 in Section 10, Township 18 North, Range 11, East of the 6th P.M., in the City of Blair, Washington County, Nebraska.

Parcel 4

Tax Lot 76 in Section 10, Township 18 North, Range 11, East of the 6th P.M., in the City of Blair, Washington County, Nebraska.

Parcel 5

Tax Lots 574, 590 and 637 in Section 11, Township 18 North, Range 11, East of the 6th P.M., in the City of Blair, Washington County, Nebraska.

Parcel 6

Tax Lot 410 in Section 11, Township 18 North, Range 11, East of the 6th P.M., in the City of Blair, Washington County, Nebraska.

Parcel 7

Tax Lots 364 and 540 in Section 11, Township 18 North, Range 11, East of the 6th P.M., in the City of Blair, Washington County, Nebraska.

Parcel 8

Tax Lot 423 in Section 11, Township 18 North, Range 11, East of the 6th P.M., in the City of Blair, Washington County, Nebraska.

Parcel 9

Tax Lot 425 in Section 11, Township 18 North, Range 11, East of the 6th P.M., in the City of Blair, Washington County, Nebraska.

Parcel 10

The Southeast Quarter of the Northeast Quarter (SE1/4NE1/4) of Section 10, Township 18 North, Range 11, East of the 6th P.M., in the City of Blair, Washington County, Nebraska.

Parcel 11

Tax Lot 539 in Section 11, Township 18 North, Range 11, East of the 6th P.M., in the City of Blair, Washington County, Nebraska.

Parcel 12

Tax Lot 542 in Section 11, Township 18 North, Range 11, East of the 6th P.M., in the City of Blair, Washington County, Nebraska

Parcel 13

Tax Lot 643 in Section 11, Township 18 North, Range 11, East of the 6th P.M., in the City of Blair, Washington County, Nebraska

Parcel 14

Tax Lot 162 in Section 10, Township 18 North, Range 11, East of the 6th P.M., in the City of Blair, Washington County, Nebraska.

EXHIBIT B

PERMITTED ENCUMBRANCES

1. Any change in boundaries as the result of application of the rules of avulsion, reliction and natural accretion.
2. Loss or gain of accretions as a result of changes in the location of the main channel of Cauble Creek.
3. Any rights of the public to use Cauble Creek as provided by federal and state laws.
4. The rights of any third parties to the bank, bed or waters of Cauble Creek.
5. Rights of the Public, State of Nebraska, County of Washington, and the municipality in and to that part of the premises in question, if any, taken or used for road purposes.
6. Rights and claims of lessee/tenants under unrecorded leases, contracts and/or verbal agreements.