

2015-08338

**RECORDER MARK BRANDENBURG
POTTAWATTAMIE COUNTY, IA
FILE TIME: 07/01/2015 9:47:44 AM
REC: 15.00AUD: 10.00T TAX: 186.40
RMA: 1.00ECM: 1.00**

Warranty Deed

Recorder's Cover Sheet

Preparer Information: Kent Radke
TitleCore, LLC
1640 Normandy Ct., Ste C
Lincoln NE 68512
(402) 420-1001

Taxpayer Information: OMA Lodging, LLC
%Leisure Real Estate Advisors
Attn: Mike Works
6007 Norman Road
Lincoln NE 68512

Return Document To: OMA Lodging, LLC
%Leisure Real Estate Advisors
Attn: Mike Works
6007 Norman Road
Lincoln NE 68512

Grantors:
RFO, L.L.C.

Grantees:
OMA Lodging, LLC

Legal Description: See attached Exhibit "A".

TC 1601C

Warranty Deed

RFO, L.L.C., a Kansas limited liability company f/k/a Richard F. Owen Companies, L.L.C., a Kansas limited liability company, Grantor, in consideration of One Dollar (\$1.00) and other valuable consideration, the receipt of which is hereby acknowledged, convey to OMA Lodging, LLC, a Nebraska limited liability company, Grantee, the following described real estate located in Pottawattamie County, Iowa:

See Exhibit "A" attached hereto and made a part hereof

GRANTOR covenants with GRANTEE that GRANTOR:

- (1) Is lawfully seized of such real estate and that it is free from all 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;
- (3) Warrants and will defend title to the real estate against the lawful claims of all persons.

Executed: June 24, 2015.

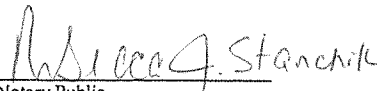
RFO, L.L.C., a Kansas limited liability company f/k/a
Richard F. Owen Companies, L.L.C., Grantor

Richard F. Owen Companies, Inc., a Kansas
corporation f/k/a Central Plains Steel Co., Sole
Sole Member

By: 
Richard F. Owen, President

STATE OF KANSAS
COUNTY OF Johnson } ss

On The foregoing instrument was acknowledged before me on June 24, 2015 by Richard F. Owen the President of Richard F. Owen Companies, Inc., a Kansas corporation f/k/a Central Plains Steel Co., the Sole Member of RFO, L.L.C., a Kansas limited liability company f/k/a Richard F. Owen Companies, L.L.C., on behalf of the Limited Liability Company. Richard F. Owen personally appeared before me, a General Notary Public for the State of Kansas, and is either personally known to me or was identified by me through satisfactory evidence.


Notary Public

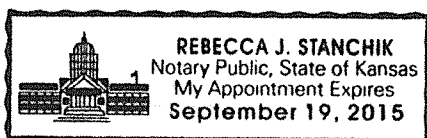


EXHIBIT "A"

PARCEL C LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN PART IN LOT 1 AND LOT 5, OWEN PARKWAY, A SUBDIVISION LOCATED IN THE PART OF THE SW1/4 OF THE SW1/4 OF SECTION 21, AND PART OF THE NW1/4 OF THE NW1/4 OF SECTION 28, ALL LOCATED IN TOWNSHIP 75 NORTH, RANGE 44 WEST OF THE 5TH P.M., POTTAWATTAMIE COUNTY, IOWA, PARTICULARLY DESCRIBED AS FOLLOWING:

BEGINNING AT THE NORTHERLY CORNER OF LOT 2, SAID OWEN PARKWAY, SAID POINT ALSO BEING THE WESTERLY CORNER OF LOT 3, SAID OWEN PARKWAY, SAID POINT ALSO BEING ON THE EASTERLY LINE OF SAID LOT 5, OWEN PARKWAY; THENCE S38°40'19"W (ASSUMED BEARING) ALONG SAID EASTERLY LINE OF LOT 5, OWEN PARKWAY, SAID LINE ALSO BEING THE WESTERLY LINE OF SAID LOT 2, OWEN PARKWAY, A DISTANCE OF 280.00 FEET TO THE WESTERLY CORNER OF SAID LOT 2, OWEN PARKWAY, SAID POINT ALSO BEING ON THE EASTERLY LINE OF SAID LOT 1, OWEN PARKWAY; THENCE N88°43'19"W, A DISTANCE OF 108.11 FEET TO A POINT ON THE WEST LINE OF SAID LOT 1, OWEN PARKWAY; THENCE N01°16'41"E ALONG THE WEST LINE OF SAID LOT 1 AND LOT 5, OWEN PARKWAY, A DISTANCE OF 25.00 FEET; THENCE S88°43'19"E, A DISTANCE OF 76.87 FEET; THENCE N38°40'19"E, A DISTANCE OF 326.61 FEET; THENCE S51°19'46"E, A DISTANCE OF 40.00 FEET TO A POINT ON SAID EASTERLY LINE OF LOT 5, OWEN PARKWAY, SAID POINT ALSO BEING ON THE WESTERLY LINE OF SAID LOT 3, OWEN PARKWAY; THENCE S38°40'19"W ALONG SAID EASTERLY LINE OF LOT 5, OWEN PARKWAY, SAID LINE ALSO BEING SAID WESTERLY LINE OF LOT 3, OWEN PARKWAY, A DISTANCE OF 47.50 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS AN AREA 15,394 SQUARE FEET OR 0.353 ACRES, MORE OR LESS.

PARCEL D LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN PART IN LOT 5, OWEN PARKWAY, A SUBDIVISION LOCATED IN PART OF THE SW1/4 OF THE SW1/4 OF SECTION 21, TOWNSHIP 75 NORTH, RANGE 44 WEST OF THE 5TH P.M., POTTAWATTAMIE COUNTY, IOWA, PARTICULARLY DESCRIBED AS FOLLOWING:

BEGINNING AT THE NORTHERLY CORNER OF SAID LOT 5, OWEN PARKWAY, SAID POINT ALSO BEING THE NORTHERLY CORNER OF LOT 4, SAID OWEN PARKWAY, SAID POINT ALSO BEING ON THE SOUTH RIGHT-OF-WAY LINE OF OWEN PARKWAY WEST; THENCE S38°40'19"W (ASSUMED BEARING) ALONG THE EASTERLY LINE OF SAID LOT 5, OWEN PARKWAY, SAID LINE ALSO BEING THE WESTERLY LINE OF LOTS 3 AND 4, OWEN PARKWAY, A DISTANCE OF 353.87 FEET; THENCE N51°19'46"W, A DISTANCE OF 40.00 FEET; THENCE N38°40'19"E, A DISTANCE OF 334.85 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 5, OWEN PARKWAY, SAID POINT ALSO BEING ON SAID SOUTH RIGHT-OF-WAY LINE OF OWEN PARKWAY WEST; THENCE SOUTHEASTERLY ALONG SAID NORTH LINE OF LOT 5, OWEN PARKWAY, SAID LINE ALSO BEING SAID SOUTH RIGHT-OF-WAY LINE OF OWEN PARKWAY WEST ON A CURVE WITH A RADIUS OF 160.00 FEET, A DISTANCE OF 44.43 FEET, SAID CURVE ALSO HAVING A LONG CHORD WHICH BEARS S76°45'26"E, A DISTANCE OF 44.49 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS AN AREA 13,820 SQUARE FEET OR 0.317 ACRES, MORE OR LESS.

TitleCore File No. TC1601C