



DEED 2014033316



MAY 06 2014 15:52 P 5

Nebr Doc Stamp Tax
05-06-2014 Date
\$11956.50
By MB

Fee amount: 34.00
FB: 26-02822
COMP: MB

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
05/06/2014 15:52:26.00



2014033316

SPECIAL WARRANTY DEED

THIS INDENTURE, dated effective as of March 31, 2014, between **Bemis Company, Inc.**, a Missouri corporation, Grantor, and **Hood Packaging Corporation**, a Mississippi corporation, having a mailing address of 623 Main Street, Suite 200, P.O. Box 1828, Hattiesburg, Mississippi 39403, Grantee:

WITNESSETH, THAT THE SAID PARTY OF THE FIRST PART, in consideration of the sum of TEN DOLLARS (\$10.00) AND OTHER VALUABLE CONSIDERATIONS, the receipt whereof is hereby acknowledged, does by these presents, grant, bargain, sell and convey unto said party of the second part, its successors and assigns, all of the following described REAL ESTATE, situated in the County of Douglas and State of Nebraska to-wit:

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

Subject to the items set forth at Exhibit "B" attached hereto and made a part hereof.

TO HAVE AND TO HOLD THE SAME, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining forever.

And said Grantor, for itself, its successors and assigns, does hereby covenant, promise and agree, to and with said Grantee, that at the delivery of these presents, said interest in said premises is free, clear, discharged and unencumbered of and from all former and other grants, titles, charges, estates, judgments, taxes assessments and encumbrances, of what nature or kind so ever, by through or under said Grantor,

and that it will WARRANT and FOREVER DEFEND said interest unto said Grantee, its successors and assigns, against said Grantor, its successors and assigns, and all and every person or persons whomsoever, lawfully claiming or to claim the same under said Grantor but none other.

[Remainder of this page intentionally left blank]

Chicago Title Company, LLC
L20131987 RC

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EXHIBIT A

Lot 1, Bemis Campus, an Addition to the City of Omaha, filed October 14, 1998, in Book 1266, Page 583, in Douglas County, Nebraska.

EXCEPT

THAT PART OF LOT 1, BEMIS CAMPUS, A SUBDIVISION, AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS, BEGINNING AT THE NE CORNER OF SAID LOT 1;

THENCE WEST (ASSUMED BEARING) 134.21 FEET, ON THE NORTH LINE OF SAID LOT 1 TO THE NW CORNER THEREOF;

THENCE S23°50'44"W 269.73 FEET ON THE WEST LINE OF SAID LOT 1;

THENCE S25°19'54"W 393.00 FEET ON THE WEST LINE OF SAID LOT 1;

THENCE N81°19'52"W 27.23 FEET ON THE WEST LINE OF SAID LOT 1;

THENCE S28°45'35"W 91.74 FEET ON THE WEST LINE OF SAID LOT 1;

THENCE S22°33'41"E 67.82 FEET ON THE WEST LINE OF SAID LOT 1;

THENCE N26°40'27"E 289.00 FEET;

THENCE S89°45'36"E 884.90 FEET;

THENCE S00°05'00"E 19.91 FEET;

THENCE S80°02'53"E 180.13 FEET TO THE EAST LINE OF SAID LOT 1;

THENCE NORTH 50.30 FEET ON THE EAST LINE OF SAID LOT 1;

THENCE N89°45'36"W 21.88 FEET ON THE EAST LINE OF SAID LOT 1;

THENCE NORTH 239.98 FEET ON THE EAST LINE OF SAID LOT 1;

THENCE WEST 404.76 FEET ON A NORTH LINE OF SAID LOT 1;

THENCE SOUTH 2.00 FEET ON A NORTH LINE SAID LOT 1;

THENCE WEST 433.89 FEET ON A NORTH LINE OF SAID LOT 1;

THENCE N24°55'12"W 20.21 FEET ON AN EAST LINE OF SAID LOT 1;

THENCE NORTHEASTERLY ON AN EAST LINE OF SAID LOT 1 ON A 125.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING N20°04'48"E, CHORD DISTANCE 176.78 FEET, AN ARC DISTANCE OF 196.35 FEET,

THENCE NORTHEASTERLY ON AN EAST LINE OF SAID LOT 1 ON A 169.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING N48°21'17"E, CHORD DISTANCE 97.27 FEET, AN ARC DISTANCE OF 98.67 FEET TO THE POINT OF BEGINNING.

CONTAINING 276645 SQUARE FEET
OR
5.35 ACRES MORE OR LESS

VINTAGE REALTY
TD2 FILE NO. 1008-105-12
OCTOBER 17, 1998
THAT PART OF LOT 1, BEMIS CAMPUS, THAT WAS NOT PREVIOUSLY OWNED BY BEMIS COMPANY

EXHIBIT B

1. Taxes and assessments for 2014 and subsequent years not yet due and/or payable.
2. Terms and Provisions contained in Agreement, filed March 24, 1915, in Book 33, Page 492.
3. Terms and Provisions contained in Agreement, filed July 15, 1922, in Book 57, Page 233.
4. Terms and Provisions contained in Agreement, filed October 27, 1922, in Book 57, Page 604.
5. Terms and Provisions contained in Agreement, filed February 9, 1923, in Book 59, Page 255.
6. Terms and Provisions contained in Agreement, filed May 1, 1926, in Book 75, Page 434.
7. Terms and Provisions contained in Ordinance No. 14353, filed March 24, 1936, in Book 115, Page 515.
8. Terms and Provisions contained in Ordinance No. 14396, filed September 9, 1936, in Book 116, Page.564.
9. Easement contained in the instrument filed April 8, 1941, in Book 210, Page 121.
10. Terms and Provisions contained in Ordinance No. 18256, filed March 23, 1955, in Book 296, Page. 488
11. Easements for Water Main Right-of-Way purposes granted to Metropolitan Utilities District, filed May 29, 1962, as in Book 381, Page 189.
12. Easements for Pipe Line Right-of-Way purposes granted to Metropolitan Utilities District, filed June 13, 1962, as in Book 381, Page 731.
13. Terms and Provisions contained in Ordinance No. 22947, filed April 16, 1964, in Book 411, Page 107.
14. Terms and Provisions contained in Ordinance No. 27687, filed April 8, 1976, in Book 563, Page 421.
15. Easements for Right-of-Way purposes granted to Omaha Public Power District, filed July 28, 1976, as in Book 567, Page 697.
16. Easements for Right-of-Way purposes granted to Omaha Public Power District, filed September 11, 1990, as in Book 0937, Page 588.
17. Easements contained in the Plat and Dedication of Falstaff Addition Replat, filed October 8, 1998 in Book 2103 Page 247.
18. Sewer and Drainage Easement contained in the instrument filed July 21, 2004, as Instrument No. 2004096788.
19. Matters as disclosed by the plat of survey prepared by Lamp, Rynearson & associates, Inc., dated February 27, 2014 and last revised ____, 2014, as Network Project No. 201400028-004, as follows:
 - a. Building and stairs cross the east property boundary.
 - b. Fence crosses all property boundaries in various locations.
 - c. Sewer crosses north and south property lines.
 - d. Building at 3514 South 25th Street encroaches onto easement reserved by the City.

- e. Building at 2445 Deer Park Boulevard encroaches upon the Metropolitan Utilities District Easement.
- f. Water line crosses through property without the benefit of an easement.
- g. Building at 3514 South 25th Street encroaches over easements reserved by the City.
- h. Private sign encroaches upon right-of-way of Deer Park Boulevard in northwest corner of property.
- i. Railroad rights-of-way, spurs and switch tracks, if any