



DEED 2012089853



SEP 07 2012 13:15 P 3

Nebr Doc  
Stamp Tax  
9-7-12  
Date  
\$2.02  
By *HH*

*Deed*  $\frac{3}{2}$   
FEE 16.00 FB \_\_\_\_\_  
BKP \_\_\_\_\_ C/O \_\_\_\_\_ COMP SS  
DEL \_\_\_\_\_ SCAN \_\_\_\_\_ FV \_\_\_\_\_

Received - DIANE L. BATTIATO  
Register of Deeds, Douglas County, NE  
9/7/2012 13:15:15.69



2012089853

# SPECIAL WARRANTY DEED FOR THE CONTROL OF INGRESS AND EGRESS

Upon Recording Return To:  
Nebraska Land Title & Abstract  
3910 South Street, PO Box 6577  
Lincoln, Nebraska 68506

✓ 11/9/11

CTC 64014

## **SPECIAL WARRANTY DEED FOR THE CONTROL OF INGRESS AND EGRESS**

**Page 1**

**PROJECT: F-275-7(158)**

**TRACT:**

### **Wal-Mart Real Estate Business Trust, a Delaware statutory trust**

hereinafter known as the Grantor, whether one or more, for and in consideration of the sum of \$1.00 in hand paid do hereby grant, bargain, sell, convey and confirm unto the State of Nebraska Department of Roads, hereinafter known as the Grantee, all rights of ingress and egress ("Right-of-Access") from and to all public right-of-way over or across a line bounding said public right-of-way and further known as:

THERE WILL BE NO INGRESS OR EGRESS OVER THE FOLLOWING DESCRIBED CONTROLLED ACCESS LINE LOCATED IN LOTS 1 and 2, AVALON REPLAT ONE, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 14 NORTH, RANGE 13 EAST OF THE SIXTH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 1, AVALON REPLAT ONE; THENCE ON A LINE BEARING NORTH 87 DEGREES 05 MINUTES 43 SECONDS EAST A DISTANCE OF 330.48 FEET ALONG THE SOUTHERLY HIGHWAY 275("L" STREET) RIGHT OF WAY LINE; THENCE ON A LINE BEARING SOUTH 03 DEGREES 14 MINUTES 51 SECONDS EAST A DISTANCE OF 5.00 FEET ALONG SAID LINE; THENCE ON A LINE BEARING NORTH 87 DEGREES 03 MINUTES 27 SECONDS EAST A DISTANCE OF 428.90 FEET ALONG THE SOUTHERLY HIGHWAY 275("L" STREET) RIGHT OF WAY LINE TO THE POINT OF TERMINATION.

TO HAVE AND TO HOLD the premises above described, together with all the Tenements, Hereditaments and Appurtenances thereunto belonging, unto State of Nebraska Department of Roads, and to its successors and assigns forever.

And the Grantor does hereby covenant with State of Nebraska Department of Roads, and with its successors and assigns that the Grantor is lawfully seized of said Right-of-Access; that it is free from encumbrance, except all covenants, easements, restrictions and matters of public record; that the Grantor has good right and lawful authority to sell the same; and the grantor does hereby covenant to warrant and defend the title to said Right-of-Access against the lawful claims of all persons claiming by, through or under the Grantor.

[SIGNATURE PAGE FOLLOWS]

**SPECIAL WARRANTY DEED FOR THE CONTROL OF INGRESS AND EGRESS**

**Project No.: F-275-7(158)**

**Page 2**

**Tract No:**

Signed this 29<sup>th</sup> day of August A.D. 2012.

**GRANTOR:**

**WAL-MART REAL ESTATE BUSINESS  
TRUST**, a Delaware statutory trust

By: [Signature]  
Name: John Clarke  
Its: Vice President - Real Estate

STATE OF ARKANSAS       )  
  ) ss.  
COUNTY OF BENTON       )

The foregoing instrument was acknowledged before me this 29<sup>th</sup> day of August, 2012, by John Clarke, the Vice President—Real Estate of Wal-Mart Real Estate Business Trust, a Delaware statutory trust, on behalf of the trust.

[SEAL]

[Signature]  
Notary Public

My Commission Expires \_\_\_\_\_

