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NEBRASKA DOCUMENTARY
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Date: 10/31/14

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DON CLARK
REGISTER OF DEEDS

SAUNDERS COUNTY NE

2014 October 31 PM 01:08

BOOK GEN 455

PAGE 789 TO 793

INST# 2014-10-347

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Electronically Recorded

RETURN TO:
W. Scott Davis, Esq.
Baylor Eynen Curtiss Grimt & Witt LLP
1248 "O" Street, Suite 600
Lincoln, NE 68508
(402) 475-1075

WARRANTY DEED

Janis E. O'Neill and Thomas J. O'Neill Jr., wife and husband, Grantors, for good and valuable consideration received from Grantee, JTOW, LLC, a Nebraska limited liability company, convey to Grantee the following described real estate (as defined in Neb. Rev. Stat. 76-201) in Saunders County, Nebraska:

See Exhibit "A"

Grantors covenant (jointly and severally, if more than one) with Grantee that Grantors:

- (1) are lawfully seised of such real estate and that it is free from encumbrances except easements and restrictions of record;
- (2) have legal power and lawful authority to convey the same;
- (3) warrant and will defend title to the real estate against the lawful claims of all persons.

Executed October 24, 2014.

Janis E. O'Neill
Janis E. O'Neill, Grantor

Thomas J. O'Neill Jr.
Thomas J. O'Neill Jr., Grantor

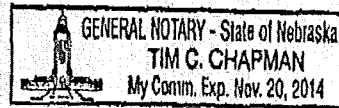
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State of Nebraska)
)ss
County of Saunders)

The foregoing instrument was acknowledged before me this 24th day of October, 2014, by Janis E. O'Neill and Thomas J. O'Neill Jr., wife and husband, Grantors, either personally known to me or identified by me through satisfactory evidence as required by law.

Tim C. Chapman
Notary Public



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EXHIBIT "A"

(3 Pages)

347-3

A parcel of land being part of Wolf Lakes Estates, a subdivision platted in Sections 16, 21 and 22, of Township 17 North, Range 6 East of the Sixth P.M., Saunders County, Nebraska, said parcel being part of the Northwest Quarter of the Southwest Quarter and part of Government Lot 4, of said Section 22, being described as follows: Commencing at the Southwest Corner of said Northwest Quarter Southwest Quarter; thence N00°00'19"W (assumed bearing) on the West Line of said Northwest Quarter Southwest Quarter, a distance of 717.58 feet; thence N89°59'41"E perpendicular to said West Line, a distance of 33.00 feet to the Southeast Corner of Wolf's Way, a private street platted within said Wolf Lakes Estates; thence N09°30'21"E on the East Line of said Wolf's Way, a distance of 25.88 feet to the true point of beginning; thence S78°02'34"E, a distance of 799.70 feet; thence S82°08'05"E, a distance of 323.62 feet; thence N63°04'27"E, a distance of 239.08 feet; thence N02°00'41"E, a distance of 234.04 feet; thence N11°40'57"E, a distance of 212.49 feet to a point on the South Line of Crooked Creek, a private street platted within said Wolf Lakes Estates; thence on said South Line as follows: N77°17'50"W a distance of 118.87 feet, N83°37'27"W a distance of 244.73 feet, S88°54'16"W a distance of 223.49 feet, N82°24'42"W a distance of 215.57 feet, N88°45'48"W a distance of 308.64 feet, N78°19'18"W a distance of 227.96 feet to a point of intersection with the East Line of said Wolf's Way; thence southerly on said East Line on a 735.00 foot radius curve to the left an arc distance of 241.01 feet, the chord of said curve bears S00°08'20"W 239.93 feet; thence continuing on said East Line S09°30'21"W, a distance of 233.87 feet to the true point of beginning, containing 15.79 acres, more or less.

AND

A tract of land containing 111 acres, more or less, previously described by a warranty deed filed in Record Book 91, page 503 of the Saunders County Register of Deeds Records, as follows: The Northwest Quarter of the Southwest Quarter (NW1/4 SW1/4), and Government Lots Three (3) and Four (4) all in Section Twenty-two (22), Township Seventeen (17) North, Range Six (6), East of the 6th P.M., together with all accretions to said Government Lots 3 and 4 above described, in accordance with the "Definition of Boundary", as stipulated between the parties, which is recorded in Book "P" on Page 592 of Miscellaneous Records in the Register of Deeds Office in Saunders County, Nebraska; Except Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 and 14, of Wolf Lakes Estates, a subdivision platted in said Section 22; Except Wolf's Way and Crooked Creek, private streets platted within said Wolf Lakes Estates; Except a parcel of land referred to as Parcel No. 9 by a warranty deed filed in Record Book 341, page 316 of the Saunders County Register of Deeds Records; Except the following described parcel; A parcel of land being part of Wolf Lakes Estates, a subdivision platted in Sections 16, 21 and 22, of Township 17 North, Range 6 East of the Sixth P.M., Saunders County, Nebraska, said parcel being part of the Northwest Quarter of the Southwest Quarter and part of Government Lot 4, of said Section 22, being described as follows: Commencing at the Southwest Corner of said Northwest Quarter Southwest Quarter; thence N00°00'19"W (assumed bearing) on the West Line of said Northwest Quarter Southwest Quarter, a distance of 717.58 feet; thence N89°59'41"E perpendicular to said West Line, a distance of 33.00 feet to the Southeast Corner of Wolf's Way, a private street platted within said Wolf Lakes Estates; thence N09°30'21"E on the East Line of said Wolf's Way, a distance of 25.88 feet to the true point of beginning; thence S78°02'34"E, a distance of 799.70 feet; thence S82°08'05"E, a distance of 323.62 feet; thence N63°04'27"E, a distance of 239.08 feet; thence N02°00'41"E, a distance of 234.04 feet; thence N11°40'57"E, a distance of 212.49 feet to a point on the South Line of Crooked Creek, a private street platted within said Wolf Lakes Estates; thence on said South Line as follows: N77°17'50"W a distance of 118.87 feet, N83°37'27"W a distance of 244.73 feet, S88°54'16"W a distance of 223.49 feet, N82°24'42"W a distance of 215.57 feet, N88°45'48"W a distance of 308.64 feet, N78°19'18"W a distance of 227.96 feet to a point of intersection with the East Line of said Wolf's Way; thence southerly on said East Line on a 735.00 foot radius curve to the left an arc distance of 241.01 feet, the chord of said curve bears S00°08'20"W 239.93 feet; thence continuing on said East Line S09°30'21"W, a distance of 233.87 feet to the true point of beginning; Except the following described parcel; A parcel of land being part of Wolf Lakes Estates, a subdivision platted in Sections 16, 21 and 22, of Township 17 North, Range 6 East of the Sixth P.M., Saunders County, Nebraska, said parcel being part

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of the Northwest Quarter of the Southwest Quarter and part of Government Lot 4, of said Section 22, being described as follows: Beginning at the Southwest Corner of said Northwest Quarter Southwest Quarter; thence $N00^{\circ}00'19''W$ (assumed bearing) on the West Line of said Northwest Quarter Southwest Quarter, a distance of 717.58 feet; thence $N89^{\circ}59'41''E$ perpendicular to said West Line, a distance of 33.00 feet to the Southeast Corner of Wolf's Way, a private street platted within said Wolf Lakes Estates; thence $N09^{\circ}30'21''E$ on the East Line of said Wolf's Way, a distance of 25.88 feet; thence $S78^{\circ}02'34''E$, a distance of 799.70 feet; thence $S82^{\circ}08'05''E$, a distance of 323.62 feet; thence $N63^{\circ}04'27''E$, a distance of 239.08 feet; thence $N02^{\circ}00'41''E$, a distance of 234.04 feet; thence $S86^{\circ}51'19''E$, a distance of 1300.26 feet to a point on the East Line of said Government Lot 4; thence $S00^{\circ}02'37''E$ on said East Line, a distance of 799.06 feet to the Southeast Corner of said Government Lot 4; thence $S89^{\circ}53'40''W$ on the South Line of said Government Lot 4 and the South Line of said Northwest Quarter Southwest Quarter, a distance of 2660.42 feet to the point of beginning.

AND

A parcel of land being part of Wolf Lakes Estates, a subdivision platted in Sections 16, 21 and 22, of Township 17 North, Range 6 East of the Sixth P.M., Saunders County, Nebraska, said parcel being part of the West Half of the Northeast Quarter of said Section 21, being described as follows: Commencing at the Southeast Corner of the North Half of the South Half of said Northeast Quarter; thence $S89^{\circ}55'20''W$ (assumed bearing) on the South Line of said North Half, a distance of 282.93 feet to the Southwest Corner of Out Lot A of said Wolf Lakes Estates; thence continuing $S89^{\circ}55'20''W$ on said South Line, a distance of 117.06 feet; thence $S89^{\circ}52'09''W$ continuing on said South Line, a distance of 1158.27 feet to the true point of beginning; thence $N39^{\circ}43'23''W$, a distance of 306.78 feet; thence $N20^{\circ}54'58''W$, a distance of 178.85 feet; thence $N69^{\circ}31'15''E$, a distance of 120.60 feet to the Southwest Corner of Lot 31 of said Wolf Lakes Estates; thence $N35^{\circ}26'05''E$ on the West Line of said Lot 31, a distance of 99.93 feet to a point on the South Line of Lot 30 of said Wolf Lakes Estates; thence $N43^{\circ}20'37''W$ on said South Line, a distance of 250.92 feet to the Southwest Corner of said Lot 30; thence $N09^{\circ}24'38''E$ on the West Line of said Lot 30, a distance of 223.23 feet to the Northwest Corner of said Lot 30; thence on the South Line of Cottonwood Circle, a private street platted within said Wolf Lakes Estates as follows; $N66^{\circ}06'50''W$ a distance of 97.68 feet, $N46^{\circ}03'26''W$ a distance of 315.75 feet, $N48^{\circ}56'43''W$ a distance of 177.88 feet, $N58^{\circ}35'49''W$ a distance of 272.62 feet to the Southeast Corner of Lot 24 of said Wolf Lakes Estates; thence $S31^{\circ}24'21''W$ on the South Line of said Lot 24, a distance of 100.03 feet; thence $N68^{\circ}45'14''W$ on said South Line, a distance of 162.20 feet to the Southwest Corner of said Lot 24; thence $S00^{\circ}01'23''E$ on the West Line of the Northeast Quarter of said Section 21, a distance of 1422.81 feet to the Southwest Corner of the North Half of the South Half of said Northeast Quarter; thence $N89^{\circ}52'09''E$ on the South Line of said North Half, a distance of 1110.94 feet to the true point of beginning, containing 26.30 acres, more or less.

AND

A parcel of land being part of Wolf Lakes Estates, a subdivision platted in Sections 16, 21 and 22, of Township 17 North, Range 6 East of the Sixth P.M., Saunders County, Nebraska, said parcel being part of the Northeast Quarter of said Section 21, being described as follows:

Commencing at the Southeast Corner of the North Half of the South Half of said Northeast Quarter; thence $S89^{\circ}55'20''W$ (assumed bearing) on the South Line of said North Half, a distance of 282.93 feet to the Southwest Corner of Out Lot A of said Wolf Lakes Estates, this being the true point of beginning; thence continuing $S89^{\circ}55'20''W$ on said South Line, a distance of 117.06 feet; thence $S89^{\circ}52'09''W$ continuing on said South Line, a distance of 1158.27 feet; thence $N39^{\circ}43'23''W$, a distance of 306.78 feet; thence $N20^{\circ}54'58''W$, a distance of 178.85 feet; thence $N69^{\circ}31'15''E$, a distance of 120.60 feet to the Southwest Corner of Lot 31 of said Wolf Lakes Estates; thence $S50^{\circ}54'12''E$ on the Southwest Line of said Lot 31, a distance of 238.86 feet to the Southeast Corner of said Lot 31; thence $S10^{\circ}47'38''W$ on the West Line of a parcel of land referred to as Parcel No. 1 by a warranty deed filed in Record Book 341, page 316 of the Saunders County Register of Deeds Records, a distance of 130.38 feet to the Southwest Corner of said parcel; thence on the South Line of said parcel as follows; $S66^{\circ}47'05''E$ a distance of 211.75 feet, $N90^{\circ}00'00''E$ a distance of 52.49 feet, $N59^{\circ}19'25''E$ a distance of 189.51 feet, $S88^{\circ}40'02''E$ a distance of