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May 12, 2016
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FILED SARPY CO. NE.
INSTRUMENT NUMBER
2016-10616
2016 May 12 03:53:04 PM
Sheryl J. Dowling
REGISTER OF DEEDS



Return to: Hullabaloo, Inc., 14947 L Street, Omaha, NE 68137
Prepared by: Midwest Title Inc., 10410 South 144th Street, Omaha, NE 68138

CORPORATE WARRANTY DEED

THE GRANTOR, Sokol Park, Inc., a Nebraska Nonprofit Corporation, whether one or more, in consideration of One Dollar and other valuable consideration receipt of which is hereby acknowledged, conveys to Hullabaloo, Inc., a Nebraska Corporation, Grantee, whether one or more, the following described real estate (as defined in Neb. Rev. Stat. 76-201) in Sarpy County, Nebraska:

See Attached Exhibit "A"

THE GRANTOR covenants with Grantee that Grantor:

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

Dated: April 4, 2016

Sokol Park, Inc., a Nebraska nonprofit Corporation

BY: *Vojmir F. Benak, Jr.* Pres.
Vojmir F. Benak, Jr., President

BY: *Scott A. Altic*
Scott A. Altic, Chairman of the Board of Directors

160233680

STATE OF NEBRASKA)
) ss.
COUNTY OF SARPY)

The foregoing instrument was acknowledged before me this 4th day of April, 2016 by Vojmir F. Benak, Jr., President and Scott A. Altic, Chairman of the Board of Directors of Sokol Park, Inc., a Nebraska nonprofit Corporation, on behalf of the entity.



James E. Riha

Notary Public

My Commission expires: 10/27/16

Exhibit "A"

Legal Description

Beginning at a point 164.8 feet south and 35 feet east of the Northwest corner of Government Lot 2 of Section 26, Township 13 North of Range 13 East of the 6th P.M., Sarpy County, Nebraska; thence South 82 degrees 10' East, along the North line of Tax Lots C and D in said Section 26, 1054 feet; thence South 22 degrees 39' West, 368 feet; thence South 85 degrees 34' East, 395.3 feet; thence South 31 degrees 17' West along a wire fence, 323 feet; thence South 37 degrees 03' West, continuing along said fence, 280 feet; thence South 64 degrees 03' West 329 feet; thence South 80 degrees 23' West 674.6 feet; thence North 1270 feet to beginning containing 26.67 acres, more or less. Subject to an easement to Emmet Lindsay and Alice L. Lindsey, husband and wife, for a private right of way or road.

Also, a strip of land 35 feet in width from East to West, running along the West side of said above described tract, over which Emmet Lindsey and Alice L. Lindsey, husband and wife, have reserved for themselves, their heirs, grantees and assigns, a perpetual easement for a private right of way or road.

Except the following described Real Estate, situated in the County, of Sarpy and State of Nebraska, to wit::

Beginning at a point one hundred sixty four and eight tenths (164.8) feet south of the Northwest (NW) corner of the Northeast Quarter of the Southeast Quarter (NE $\frac{1}{4}$ SE $\frac{1}{4}$) in Section Twenty-six (26), Township Thirteen (13), Range Thirteen (13), on said quarter section line; thence southeasterly to a point seventy (70) feet due east of said quarter section line; thence due south one thousand two hundred seventy (1270) feet, said line being on a line seventy (70) feet due east and parallel to said quarter section line; thence due west seventy (70) feet to the west side of said Northeast Quarter of the Southeast Quarter (NE $\frac{1}{4}$ SE $\frac{1}{4}$), thence due north along said quarter section line to the place of beginning, being a part of Tax Lot D1 in Section twenty-six (26), Township Thirteen (13), Range Thirteen (13), as surveyed, platted and recorded in Sarpy County, Nebraska.