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NEBRASKA DOCUMENTARY
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Mar 21, 2016
\$1822.50 By JS

FILED SARPY CO. NE.
INSTRUMENT NUMBER
2016-05829
2016 Mar 21 09:54:57 AM
Lloyd J. Dowling
REGISTER OF DEEDS


This instrument was prepared by:

Rebecca Lidskin, Esq.
Community & Real Estate Law Dept.
Walgreen Co.
104 Wilmot Road, MS #1420
Deerfield, IL 60015
(Store #10860)

Corporate Warranty Deed

THE Grantor, **WALGREEN CO.**, an Illinois corporation, in consideration of One Dollar and other valuable consideration, receipt of which is hereby acknowledged, conveys to **EL JAMAL PROPERTIES, LLC**, a Nebraska limited liability company, Grantee, the following described real estate (as defined in neb. Rev. Stat. 76-201), situated in Sarpy County, Nebraska:

Lot One (1), Southern Pines, a Subdivision, as surveyed, platted and recorded in Sarpy County, Nebraska.

THE Grantor covenants with Grantee that Grantor:

- (1) is lawfully seized of such real estate and that it is free from encumbrances, except (i) general ad valorem real estate taxes and assessments not yet due and payable; (ii) current building codes, set back restrictions, zoning regulations and ordinances and other matters restricting the use of the Property, which have not been violated; (iii) matters done or suffered by or through the Grantee; and (iv) the permitted exceptions set forth on **Exhibit "A"** attached hereto and made a part thereof;
- (2) the Property shall be conveyed subject to the following restrictions (except in the event that Seller or Seller's affiliates shall again become a tenant or owner of the Property): the operation of a drug store or a so-called prescription pharmacy or prescription ordering, processing or delivery facility, whether or not a pharmacist is present at such facility, or for any other purpose requiring a qualified pharmacist or other person authorized by law to dispense medicinal drugs, directly or indirectly, for a fee or remuneration of any kind. Said restrictions shall remain in effect for as long as allowed by law;
- (3) has legal power and lawful authority to convey the same;
- (4) warrants and will defend title to the real estate against the lawful claims of all persons claiming by, through, or under Grantor.

(Text of the document ends here - signatures commence on next page.)

Dated this 10th day of MARCH, 2016

Walgreen Co., an Illinois corporation

By: [Signature]
Name: RICHARD N. STEINER
Title: DIRECTOR

SOX Approval	By	Date
C&RE Law	<u>RK</u>	<u>3/10/16</u>
Fac. Dev.		

STATE OF ILLINOIS)
) SS
COUNTY OF LAKE)

I, the undersigned, a Notary Public, do hereby certify that RICHARD N. STEINER, personally known to me to be the DIRECTOR of Walgreen Co., an Illinois corporation, and personally known to me to be the person whose name is subscribed in the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as such DIRECTOR of said corporation, pursuant to authority given by the Board of Directors of said corporation, as his free and voluntary act, and as the free and voluntary act and deed of said corporation, for the purposes therein set forth.

Given under my hand and notarial seal this 10th day of MARCH, 2016.

My commission expires: 11-16-2018

Jamie M Bates

Notary Public

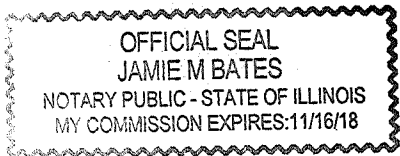


Exhibit A

Permitted Exceptions

SWC 168th & Giles
Omaha, NE
Store #10860

EXHIBIT "A"

- 2015 taxes due December 31, 2015 total \$29,032.86, unpaid, 1st installment becomes delinquent on April 1, 2016, 2nd installment becomes delinquent on August 1, 2016. (Key No. 011589801)
 - a. The lien of the general taxes for 2015, becoming due and payable December 31, 2015, and all subsequent taxes and special assessments, including but not limited to those now pending, assessed or levied, not yet certified to the Office of the County Treasurer for collection at the date hereof.
 - b. This property is located within the boundaries of Sanitary and Improvement District #297. NOTE: Information should be obtained from the Clerk of the Sanitary and Improvement District as to the existence of any pending special assessments not currently certified to in the Office of the County Treasurer, which may affect subject property.
- Terms and provisions of Easement and Right-of-Way in favor of Metropolitan Utilities District filed June 18, 2001 at Inst. No. 2001-18080 records of Sarpy County, Nebraska, across a portion of subject property for pipelines for the transportation of water and all appurtenances thereto.
- Terms and provisions of Permanent and Temporary Construction Easements and Rights-of-Way in favor of Metropolitan Utilities District of Omaha, its successors and assigns, filed April 30, 2004 at Inst. No. 2004-15367, records of Sarpy County, Nebraska, across a portion of subject property for pipelines for the transportation of water and appurtenances thereto, with rights of ingress and egress.
- Easements and restrictions as set forth in the Plat and Dedication of Southern Pines filed September 22, 2006 as Inst. No. 2006-032931, records of Sarpy County, Nebraska.
 - a. Dedication grants a perpetual easement to the Omaha Public power District and Qwest and to any company which has been granted a franchise under the authority of the County of Sarpy, Nebraska, to provide a cable television system in the area to be subdivided, their successors and assigns, over, through, under, and across a five foot wide strip of land in each lot abutting the front and side lot lines; and eight foot wide strip of land in each lot abutting the rear lines of all interior lots, and all exterior lots that are adjacent to presently platted and recorded lots, with provision for said sixteen foot easement to be reduced to eight feet.
 - b. Dedication grants a perpetual easement to the Metropolitan Utilities District of Omaha, and Aquilla, their successors and assigns, on, through, under and across a five foot wide strip of land in each lot abutting all cul-de-sacs.
 - c. Plat survey shows a 35 foot wide MUD easement across the East side of subject property and West side of 168th Street, which then said easement crosses on the East 18 foot of subject property.
 - d. Affidavit of Correction filed November 18, 2014 at Instrument No. at Inst. No. 2014-25739 at Inst. No. 2014-25740, records of Sarpy County, Nebraska, to correct and error on the Plat.
- Subject to any and all unrecorded leases, contracts, and or verbal agreements.