

SPECIAL WARRANTY DEED

Community Redevelopment Authority of the City of Hickman, Nebraska as GRANTOR, in consideration of One Dollar and other valuable consideration received from Grantee, receipt of which is acknowledged, conveys to Long Range Investments, LLC, a Nebraska limited liability company, , GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. ss76-201) Lancaster County, Nebraska;

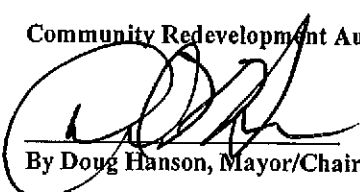
The West 90 feet of Lot 7, Block 23, Village of Hickman, Lancaster County, Nebraska.

SUBJECT, however to those matters set forth on Exhibit "A" attached hereto and incorporated herein by this reference (collectively, the "Permitted Exceptions").

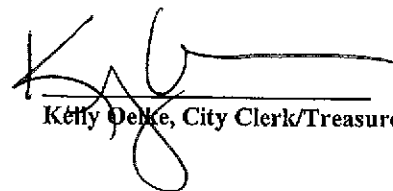
- GRANTOR covenants (jointly and severally, if more than one) with the GRANTEES that GRANTOR:
- (1) is lawfully seized of such real estate that it is free from encumbrances
 - (2) has legal power and lawful authority to convey the same;
 - (3) specially warrants and will defend title to the real estate against the lawful claims of all persons claiming the same or any part thereof by, through, or under Grantor.

Dated and signed the 30th day of January, 2018

Community Redevelopment Authority of the City of Hickman, Nebraska


By Doug Hanson, Mayor/Chairman

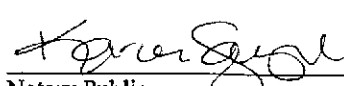
ATTEST:


Kelly Deke, City Clerk/Treasurer

STATE OF NEBRASKA

COUNTY OF LANCASTER

The foregoing instrument was acknowledged before me this 30th day of January, 2018 by Doug Hanson, Mayor/Chairman of Community Redevelopment Authority of the City of Hickman, Nebraska.


Notary Public

My Commission expires on 6.20.21



28171C-1

HICKMAN

EXHIBIT "A"

PERMITTED EXCEPTIONS

1. Taxes for the full year 2018, and subsequent years thereafter, for Parcel ID 15-33-223-014-000, in said county where property is located.
2. Any and all unpaid amounts due for water bills, and/or bills for any other utility, if any.
3. Easements, restrictions and set-back lines as shown on plat recorded in Book 3 of Plats, Page 29 of the Lancaster County Register of Deeds, Nebraska, but omitting, if any such conditions, covenants or restrictions based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (A) Is exempt under chapter 42, Section 3607 of the United States Code (B) Relates to handicap but does not discriminate against handicapped persons.
4. Terms, provisions, conditions and restrictions contained in Ordinance No. 88-6 as disclosed in instrument recorded December 19, 1988 as Instrument No. 88-38384 of the Lancaster County Register of Deeds, Nebraska.
5. Terms, provisions, conditions and restrictions contained in Resolution No. 89-1 as disclosed in instrument recorded September 18, 1990 as Instrument No. 90-28685 of the Lancaster County Register of Deeds, Nebraska.
6. Terms, provisions, conditions and restrictions contained in Ordinance No. 2002-2 as disclosed in instrument recorded December 19, 2002 as Instrument No. 2002-91869 of the Lancaster County Register of Deeds, Nebraska.
7. Terms, provisions, conditions and restrictions contained in Ordinance No. 2003-2 as disclosed in instrument recorded March 31, 2003 as Instrument No. 2003-28917 of the Lancaster County Register of Deeds, Nebraska.
8. Terms, provisions, conditions, restrictions, easements, reservations and rights incident as set forth in Memorandum of Redevelopment Agreement recorded October 25, 2017 as Instrument No. 2017-45100 of the Lancaster County Register of Deeds, Nebraska.