

**2019-07286**

**KELLIE JOHN**  
**BUFFALO COUNTY REGISTER OF DEEDS**  
**KEARNEY, NEBRASKA**  
**RECORDED ON: 12/31/2019 01:11:19 PM**  
**DEED SPECIAL WARR**  
**REC FEE: 22.00**  
**PAGES: 3**  
**PD: 1,889.50 ESCROW:**  
**CK: ACH SIMPLIFILE**  
**REC'D:SIMPLIFILE**  
**SUB:TITLECORE NATIONAL LLC**

**NEBRASKA DOCUMENTARY STAMP TAX**  
**DOC TAX: 1,867.50**  
**EXEMPTION:**  
**RECORDED ON: 12/31/2019**  
**AUTHORIZED BY: AMS**

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**After recording return to:**  
**GCP II Kearney Senior Living, LLC**  
**10340 North 84<sup>th</sup> Street**  
**Omaha NE 68122**

**SPECIAL WARRANTY DEED**

**KPT&G, LLC, a Nebraska limited liability company, GRANTOR**, in consideration of One Dollar and other valuable consideration received from Grantee, receipt of which is acknowledged, conveys to **GCP II Kearney Senior Living, LLC, a Nebraska limited liability company, GRANTEE**, the following described real estate (as defined in Neb. Rev. Stat. ss76-201) Buffalo County, Nebraska.

**Lot 1, Western Nebraska Property Development Third Addition, Kearney, Buffalo County, Nebraska;**

Subject, however, to all restrictions, easements and other matters of record, applicable zoning ordinances and the lien of general taxes and assessments for the current year and all subsequent years (collectively, the "Permitted Exceptions").

GRANTOR covenants (jointly and severally, if more than one) with the GRANTEE that GRANTOR:

- (1) Is lawfully seized of such real estate that it is free from encumbrances, except the Permitted Exceptions;
- (2) Has legal power and lawful authority to convey the same; and
- (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, though, or under Grantor.

Executed: December 26, 2019

**(SIGNATURES AND ACKNOWLEDGEMENT ON FOLLOWING PAGE)**

KPT&G, LLC, a Nebraska limited liability company, Grantor

By: Goldenrod Capital Advisors, LLC, a Nebraska limited liability company, its Manager

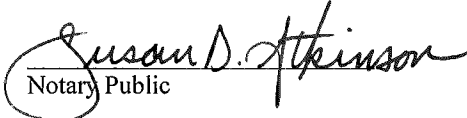
By: Goldenrod Ventures, LLC, a Nebraska limited liability company, Sole Member of  
Goldenrod Capital Advisors, LLC, a Nebraska limited liability company

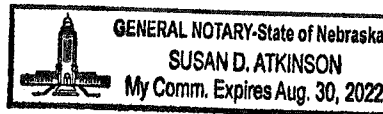
By: Goldenrod Companies, LLC, a Nebraska limited liability company, Sole Member of  
Goldenrod Ventures, LLC, a Nebraska limited liability company

By:   
Zachary A. Wiegert, Manager

STATE OF NEBRASKA )  
 ) SS.  
COUNTY OF DOUGLAS )


The foregoing instrument was acknowledged before me this 26<sup>th</sup> day of December, 2019 by  
Zachary A. Wiegert, Manager of Goldenrod Companies, LLC, a Nebraska limited liability company, Sole Member  
of Goldenrod Ventures, LLC, a Nebraska limited liability company, Sole Member of Goldenrod Capital Advisors,  
LLC, a Nebraska limited liability company, Manager of KPT&G, LLC, a Nebraska limited liability company,  
Grantor

  
Notary Public



TG Kearney Land, LLC, a Nebraska limited liability company , member of KPT&G, LLC

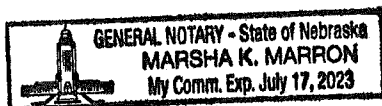
By: T&G Investments, LLC, a Delaware limited liability company, Sole Member

By:   
W. David Scott, Manager

STATE OF NEBRASKA )  
 ) SS.  
COUNTY OF DOUGLAS )

The foregoing instrument was acknowledged before me this 23 day of December, 2019 by W. David Scott,  
Manager of T&G Investments, LLC, a Delaware limited liability company, Sole Member of TG Kearney Land,  
LLC, a Nebraska limited liability company, member of KPT&G, LLC, a Nebraska limited  
Liability company

  
Notary Public



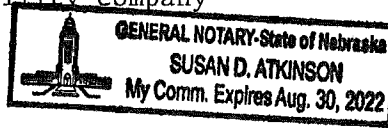
By:

*Zachary A. Wiegert*  
Zachary A. Wiegert, Manager of T&G Investments, LLC, a Delaware limited liability company, sole member of TG Kearney Land, LLC, a Nebraska limited liability company, member of KPT&G, LLC, a Nebraska limited liability company

STATE OF NEBRASKA )  
 ) SS.  
COUNTY OF DOUGLAS )

The foregoing instrument was acknowledged before me this 26<sup>TH</sup> day of December, 2019 by Zachary A. Wiegert, Manager of T&G Investments, LLC, a Delaware limited liability company, Sole Member of TG Kearney Land, LLC, a Nebraska limited liability company, member of KPT&G, LLC, a Nebraska limited Liability company

*Susan D. Atkinson*  
Notary Public



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