

2018-00649
KELLIE JOHN
BUFFALO COUNTY REGISTER OF DEEDS
KEARNEY, NEBRASKA
RECORDED ON: 02/02/2018 8:27:39 AM
DEED SPECIAL WARR
REC FEE: 34.00
PAGES: 5
PD: 1523.50
ESCROW:
CK INFO: ACH SIMPLIFILE

REC'D:SIMPLIFILE SUB:TITLECORE NATIONAL, LLC
REG NOTE:PARCEL 4 EXECPTION INCOMPLETE/REQUESTED
TO RECORD AS PRESENTED PER BEAU VANDEGRIFT

NEBRASKA DOCUMENTARY STAMP TAX
DOC TAX: 1489.50
EXEMPTION:
RECORDED ON: 02/02/2018
AUTHORIZED BY: SM

Return To:
KPT&G, LLC
10340 N. 84th Street
Omaha, NE 68123

SPECIAL WARRANTY DEED

Kearney Properties, LLC, a Nebraska limited liability company ("Grantor"), in consideration of One Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, sell, convey and demise to KPT&G, LLC, a Nebraska limited liability company ("Grantee"), all of Grantor's right, title and interest in and to the following described real estate, together with all improvements thereupon, if any, in Buffalo County, Nebraska (the "Property"):

See Exhibit "A" attached hereto and incorporated herein by this reference.

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


Grantor hereby covenants with Grantee that Grantor:

- (i) is lawfully seised of the interest in the Property and that the Property is free and clear of all liens and encumbrances, except the Permitted Exceptions;
- (ii) has legal power and lawful authority to sell and convey Grantor's interest in the Property; and
- (iii) warrants and will defend the title to the Property conveyed hereunder against the lawful claims of all persons claiming the same or any part thereof, through, by or under Grantor.

[The Remainder of This Page Intentionally Left Blank and Signature Page Follows]

Executed this 29TH day of December, 2017.

Kearney Properties, LLC,
a Nebraska limited liability company

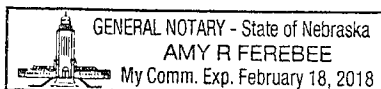
By: 

Name: Dr. Sean D. Denney

Title: Chairman

STATE OF NEBRASKA)
) ss
COUNTY OF Buffalo)

The foregoing instrument was acknowledged before me on this 29TH day of December, 2017, by Dr. Sean D. Denney, as the Chairman of Kearney Properties, LLC, a Nebraska limited liability company, on behalf of said company.





Notary Public Amy R Ferebee

EXHIBIT A
LEGAL DESCRIPTION

Parcel 1:

Lot 1, Block 1 and Lots 1, 2, 3, and 4, Block 2, all in Western Nebraska Property Development Addition, an Addition to the City of Kearney, Buffalo County, Nebraska.

Parcel 2:

A tract of land located in part of Government Lot 3 and accretions thereto in Section 10, Township 8 North, Range 16 West of the 6th Principal Meridian, Buffalo County, Nebraska, more particularly described as follows:

Beginning at the Southwest Corner of Lot 1, Block 3, Western Nebraska Property Development Addition to the City of Kearney, Buffalo County, Nebraska (said point also being on the West line of said Government Lot 3);

Thence South 00 degrees 54 minutes 28 seconds West on said West line a distance of 1,316.53 feet to the South line of said Government lot 3;

Thence South 17 degrees 51 minutes 52 seconds West perpendicular to the Geographic Centerline of the North Channel of the Platte River, a distance of 58.25 feet;

Thence South 72 degrees 08 minutes 08 seconds East on said Geographic Centerline, a distance of 42.59 feet;

Thence North 88 degrees 56 minutes 28 seconds East continuing on said Centerline, a distance of 41.41 feet;

Thence South 85 degrees 08 minutes 14 seconds East a distance of 72.42 feet;

Thence North 88 degrees 22 minutes 15 seconds East a distance of 80.58 feet;

Thence North 80 degrees 32 minutes 03 seconds East a distance of 50.33 feet;

Thence South 87 degrees 15 minutes 43 seconds East a distance of 88.15 feet;

Thence North 74 degrees 18 minutes 13 seconds East a distance of 48.76 feet;

Thence South 83 degrees 54 minutes 45 seconds East a distance of 75.33 feet;

Thence North 62 degrees 14 minutes 25 seconds East a distance of 17.07 feet;

Thence North 89 degrees 49 minutes 55 seconds East a distance of 63.57 feet;

Thence South 74 degrees 50 minutes 51 seconds East a distance of 45.59 feet;

Thence North 87 degrees 27 minutes 57 seconds East a distance of 56.64 feet;

Thence South 88 degrees 54 minutes 25 seconds East a distance of 124.35 feet;

Thence North 86 degrees 05 minutes 02 seconds East a distance of 162.61 feet;

Thence South 84 degrees 30 minutes 48 seconds East a distance of 45.47 feet;

Thence North 78 degrees 40 minutes 32 seconds East a distance of 44.06 feet;

Thence South 87 degrees 31 minutes 24 seconds East a distance of 70.89 feet;

Thence South 72 degrees 01 minutes 17 seconds East a distance of 91.25 feet;

Thence North 80 degrees 59 minutes 26 seconds East a distance of 17.49 feet;

Thence South 52 degrees 26 minutes 33 seconds East a distance of 25.82 feet;

Thence South 84 degrees 20 minutes 14 seconds East a distance of 27.52 feet;

Thence South 60 degrees 21 minutes 07 seconds East a distance of 22.10 feet to the West Right-of-Way line of ~~Kearney~~ ^{Yanney} Avenue as platted in the City of Kearney, Buffalo County, Nebraska;

Thence leaving said Geographic Centerline North 01 degrees 00 minutes 27 seconds East on said West Right-of-Way line a distance of 1454.82 feet to the South line of said Western Nebraska Property Development Addition;

Thence North 89 degrees 05 minutes 32 seconds West on said South line, a distance of 1,276.55 feet to the POINT OF BEGINNING.

EXCEPT all of Western Nebraska Property Development Second Addition, an Addition to the City of Kearney, Buffalo County, Nebraska.

EXHIBIT B
PERMITTED EXCEPTIONS

Paving District 2001-865; Account No. 9095020002 for 10 payments in the amount of \$10,604.23. (Parcel 1)

Easement and rights incident thereto for electric lines, as set forth in instrument recorded May 27, 1963 in Miscellaneous Book 43, Page 605; assigned by General Conveyance, Assignment and Bill of Sale recorded August 17, 2012, in Instrument No. 2012-6123 of the Buffalo County Register of Deeds, Nebraska.

Terms, provision, conditions and restrictions contained in Warranty Deed as disclosed in instrument recorded December 31, 1951, in Deed Book 153, Page 297 of the Buffalo County Register of Deeds, Nebraska.

Terms, provision, conditions and restrictions contained in Resolution No. 2010-44 as disclosed in instrument recorded March 10, 2010, in Instrument No. 2010-1397 of the Buffalo County Register of Deeds, Nebraska. (Parcel 1)

Easements, restrictions and set-back lines as shown on Western Nebraska Property Development Addition Plat recorded as Instrument No. 2010-1398, 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. (Parcel 1)

Gas Utility Easement and rights incident thereto, as set forth in instrument recorded January 13, 2012 as Instrument No. 2012-291 of the Buffalo County Register of Deeds, Nebraska. (Parcel 1)

Terms, restrictions, and/or easements disclosed by and referred to in General Conveyance, Assignment and Bill of Sale recorded August 17, 2012, in Instrument No. 2012-6123 of the Buffalo County Register of Deeds, Nebraska.

Overhead Electric Line/ Service Line for Agricultural Irrigation Well revealed by ALTA/ ACSM Title Survey, titled Kearney Regional Medical Center prepared by Chad Dixon, Nebraska Registered Land Surveyor of Miller & Associates, L.S. No. 672, dated September 24, 2015. (Parcel 2)

Terms, provisions, conditions and restrictions contained in Ordinance No. 8076 as disclosed in instrument recorded May 26, 2016 as Instrument No. 2016-3003 of the Buffalo County Register of Deeds, Nebraska.

Taxes for the 2018, and subsequent years thereafter, none now due and payable, for Parcel ID 580072990, in said county where property is located (Parcel 1).

Taxes for the 2018, and subsequent years thereafter, none now due and payable, for Parcel ID 580071000, in said county where property is located (Parcel 2).