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SUBMITTED_TITLECORE NATIONAL, LLC

NEBRASKA DOCUMENTARY STAMP TAX
Nov 15, 2017
\$ 173.25 By JS

FILED SARPY CO. NE. INSTRUMENT NUMBER
2017-27673
2017 Nov 15 10:12:38 AM
<i>Sheryl J. Dowling</i>
REGISTER OF DEEDS


WARRANTY DEED

THE GRANTOR, Peelz Real Estate, LLC, a Nebraska limited liability company, in consideration of One Dollar and other valuable consideration, receipt of which is hereby acknowledged, hereby conveys to REDZ, LLC, a Nebraska limited liability company, GRANTEE, 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; and
- (3) warrants and will defend the title to the real estate against the lawful claims of all persons.

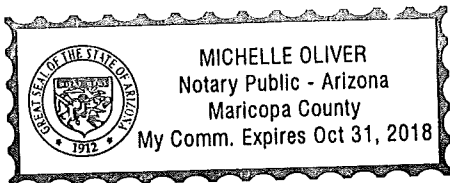
Date: _____

Peelz Real Estate, LLC, a Nebraska limited liability company

By: *William Peel*
William Peel, Manager and Member

STATE OF Arizona)
COUNTY OF Maricopa) ss.

The foregoing instrument was acknowledged before me on this 7 day of November, 2017, by William Peel, Manager and Member of Peelz Real Estate, LLC, a Nebraska limited liability company and who personally appeared before me, a General Notary Public for the State of Arizona, and is either personally known to me or was identified by me through satisfactory evidence.



Michelle Oliver
Notary Public

LEGAL DESCRIPTION

THAT PART OF LOT 28A1, BROOK VALLEY BUSINESS PARK, A SUBDIVISION IN SARPY COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS, BEGINNING AT THE NE CORNER OF SAID LOT 28A1;

THENCE SOUTHEASTERLY ON THE EAST LINE OF SAID LOT 28A1 ON A 588.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING S01°19'55"E (ASSUMED BEARING), CHORD DISTANCE 173.69 FEET, AN ARC DISTANCE 174.33 FEET;

THENCE S15°02'09"W 93.74 FEET ON THE EAST LINE OF SAID LOT 28A1;

THENCE S08°35'20"W 89.06 FEET ON THE EAST LINE OF SAID LOT 28A1;

THENCE S02°04'21"W 69.55 FEET ON THE EAST LINE OF SAID LOT 28A1 TO THE SE CORNER THEREOF;

THENCE N59°06'31"W 82.15 FEET ON THE SOUTH LINE OF SAID LOT 28A1;

THENCE NORTHWESTERLY ON THE SOUTH LINE OF SAID LOT 28A1 ON A 3921.68 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING N60°51'24"W, CHORD DISTANCE 239.28 FEET, AN ARC DISTANCE OF 239.31 FEET TO A POINT ON THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 51 SAID BROOK VALLEY BUSINESS PARK;

THENCE N02°21'36"W 147.33 FEET ON THE EXTENSION OF THE WEST LINE OF SAID LOT 51 TO THE SW CORNER OF SAID LOT 51, SAID CORNER BEING ON THE NORTH LINE OF SAID LOT 28A1;

THENCE NORTHEASTERLY ON THE NORTH LINE OF SAID LOT 28A1 ON A 614.75 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING N70°11'40"E, CHORD DISTANCE 341.87 FEET, AN ARC DISTANCE OF 346.42 FEET TO THE POINT OF BEGINNING.