

DEED 2015091340



OCT 28 2015 16:11 P 5

Nebr Doc  
Stamp Tax

10-28-2015  
Date

\$66375.00

By YT

Fee amount: 34.00  
FB: 23-06170  
COMP: YT

Received - DIANE L. BATTIATO  
Register of Deeds, Douglas County, NE  
10/28/2015 16:11:53.00



2015091340

When recorded, return to:  
ConAgra Foods, Inc.  
One ConAgra Drive  
Omaha, Nebraska 68102  
Attention: Legal Department

### SPECIAL WARRANTY DEED

**CAGR, L.L.C.**, a Delaware limited liability company, GRANTOR, in consideration of \$1.00 and other valuable consideration received from GRANTEE, **ConAgra Foods Packaged Foods, LLC**, a Delaware limited liability company, conveys and confirms to GRANTEE that certain real estate located in Douglas County, Nebraska described in Exhibit A attached hereto and incorporated by reference herein, together with all buildings, facilities and other improvements located thereon.

TO HAVE AND TO HOLD the premises aforesaid with and all singular, the rights, easements, privileges, appurtenances and immunities thereto belonging or in any wise appertaining unto the said Grantee and unto Grantee's successors and assigns forever, the said Grantor hereby covenanting that Grantor:

- (i) is lawfully seized of said premises and such premises are free from encumbrances other than those exceptions described in Exhibit B attached hereto and incorporated by reference herein;
- (ii) has good right and lawful authority to convey such premises;
- (iii) shall warrant and defend the title to said premises unto the said Grantee and unto Grantee's successors and assigns, against the lawful claims and demands of all persons claiming under or through Grantor, but not otherwise.

[Signature page follows.]

NCS-746081-MPLS

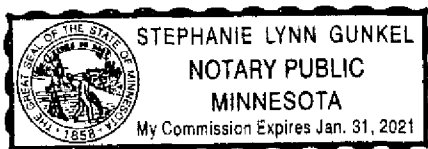
Executed on this 26 day of October, 2015.

CAGR, L.L.C.,  
a Delaware limited liability company

By: Keith P. Bednarowski  
Name: Keith P. Bednarowski  
Title: President

STATE OF Minnesota )  
 ) ss.  
COUNTY OF Hennepin )

The foregoing instrument was acknowledged before me this 21<sup>st</sup> day of October, 2015 by Keith P. Bednarowski as President of CAGR, L.L.C., a Delaware limited liability company.



Stephanie Lynn Gunkel  
Notary Public

## **EXHIBIT A**

The land referred to is situated in the State of Nebraska, County of Douglas and is described as follows:

Parcel 1:

Lots 2 and 3, Central Park East, an Addition to the City of Omaha, Douglas County, Nebraska.

Parcel 2:

Non-exclusive easement benefitting Lot 2 as contained in Parking Declaration, dated November 30, 1989, filed November 30, 1989, in Book 906, Page 481, as supplemented and amended.

Parcel 3:

Non-exclusive easement benefitting Lot 2 as contained in Parking Covenant dated December 20, 1989, filed December 21, 1989 in Book 908, Page 445.

Parcel 4:

Non-exclusive easement benefitting Lot 2 as contained in that certain Storm Sewer Connection Agreement dated April 16, 1990, filed July 18, 1990 in Book 931, Page 356.

## **EXHIBIT B**

1. Taxes for 2014 and thereafter.
2. Easements as set forth on the Plat and contained in the Dedication of Central Park East filed May 17, 1989 in Book 1849, Page 320, Deed Records, Douglas County, Nebraska.  
  
Disclaimer and Release from Omaha Public Power Company, filed September 18, 1989 in Book 899, Page 48, Miscellaneous Records, Douglas County, Nebraska.  
  
Release of Easement from Metropolitan Utilities District of Omaha, filed October 16, 1989 in Book 901, Page 722, Miscellaneous Records, Douglas County, Nebraska.
3. Terms and provisions of Declaration of Covenants, filed January 27, 1989 in Book 876, Page 75, Miscellaneous Records, Douglas County, Nebraska.
4. Terms and provisions of Declaration of Covenants, filed March 9, 1989 in Book 879, Page 632, Miscellaneous Records, Douglas County, Nebraska.
5. Terms and provisions of Declaration of Covenants, filed August 9, 1989 in Book 895, Page 40, Miscellaneous Records, Douglas County, Nebraska.
6. Terms and provisions of Parking Covenant, filed December 21, 1989 in Book 908, Page 445, Miscellaneous Records, Douglas County, Nebraska.
7. Terms and provisions of Ordinance No. 32056, filed June 7, 1990 in Book 926, Page 488, Miscellaneous Records, Douglas County, Nebraska.
8. Terms and provisions of Lake Easement Agreement filed July 18, 1990 in Book 931, Page 346, Miscellaneous Records, Douglas County, Nebraska.
9. Terms and provisions of Storm Sewer Connection Agreement filed July 18, 1990 in Book 931, Page 356, Miscellaneous Records, Douglas County, Nebraska.
10. Terms and provisions of Parking Declaration, filed November 30, 1989 in Book 906, Page 481, Miscellaneous Records, Douglas County, Nebraska.  
  
First Supplemental Parking Declaration filed June 19, 1990 in Book 928, Page 9, Miscellaneous Records, Douglas County, Nebraska.  
  
Second Supplemental Parking Declaration filed November 7, 1990 in Book 944, Page 1, Miscellaneous Records, Douglas County, Nebraska.  
  
Amendment to Parking Declaration filed August 30, 1995 in Book 1155, Page 233, Miscellaneous Records, Douglas County, Nebraska.  
  
Third Supplemental Parking Declaration filed June 7, 1999 in Book 1295, Page 710, Miscellaneous Records, Douglas County, Nebraska.
11. Terms and provisions of Redevelopment Covenants filed February 23, 1990 in Book 914, Page 493, Miscellaneous Records, Douglas County, Nebraska.

Amendment to Redevelopment Covenants filed November 1, 1995 in Book 1160, Page 351, Miscellaneous Records, Douglas County, Nebraska.