



DEED Inst. # 2017082286, Pg: 1 of 2 Rec Date: 10/12/2017 11:33:34.270  
Fee Received: \$16.00 NE Documentary Stamp Tax Fee:\$1,305.00 Electronically Recorded By: MB  
Douglas County, NE Assessor/Register of Deeds DIANE L. BATTIATO

### WARRANTY DEED

**THE GRANTOR, J Dubbya Land, LLC, a Nebraska limited liability company** in consideration of One Dollar and other valuable consideration, receipt of which is hereby acknowledged, hereby conveys to **Elkhorn River Preserve, L.L.C., a Nebraska limited liability company**, the following described real estate (as defined in Neb. Rev. Stat. 76-201) in Douglas County, NE:

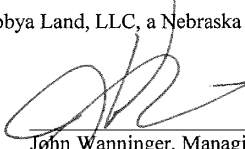
**LEGAL DESCRIPTION ATTACHED: EXHIBIT "A"**

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.

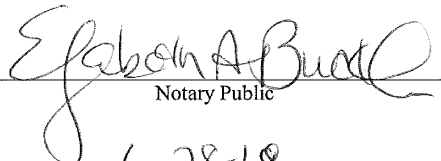
Executed: 10-6-17

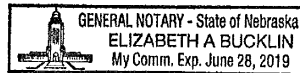
J Dubbya Land, LLC, a Nebraska limited liability company,

By:   
John Wanninger, Managing Member

STATE OF NEBRASKA )  
COUNTY OF Douglas )ss.

The foregoing instrument was acknowledged before me on this 6 day of October, 2017, by John Wanninger, Managing Member and on behalf of J Dubbya Land, LLC, a Nebraska limited liability company. John Wanninger, Managing Member personally appeared before me, a General Notary Public for the State of Nebraska, and is either personally known to me or was identified by me through satisfactory evidence.

  
Notary Public  
6-28-19  
My Commission Expires



24051C-17

**EXHIBIT "A"**

That part of the Southeast Quarter of the Southwest Quarter of Section 2, Township 15 North, Range 10 East of the 6th P.M., Douglas County, Nebraska, lying South of the South line of West Maple Road more particularly described as follows: Beginning at the Southeast corner of said SE1/4 SW1/4; thence N01°04'43"W (assumed bearing) 851.02 feet on the East line of said SE1/4 SW1/4 to the South line of West Maple Road; thence N85°55'10"W 462.72 feet on the South line of West Maple Road; thence S87°49'18"W 300.00 feet on the South line of West Maple Road; thence N88°46'06"W 581.65 feet on the South line of West Maple Road to the West line of said SE1/4 SW1/4; thence S00°51'24"E 887.07 feet on the West line of said SE1/4 SW1/4 to the Southwest corner thereof; thence N89°54'41"E 1,345.61 feet on the South line of said SE1/4 SW1/4 to the Point of Beginning; subject to road right-of-way;

EXCEPTING therefrom that part dedicated for street right of way purposes described as follows:

That part of the Southeast Quarter of the Southwest Quarter of Section 2, Township 15 North, Range 10 East of the 6th P.M., Douglas County, Nebraska, described as follows: Commencing at the Northwest corner of Lot 2, Prime Business Park Replat One; thence N84°19'43"W (assumed bearing) 25.17 feet on the South right-of-way line of West Maple Road; thence N85°55'10"W 25.10 feet on the South right-of-way line of West Maple Road to the Point of Beginning; thence continuing N85°55'10"W 16.07 feet on the South right-of-way line of West Maple Road; thence S01°04'43"E 52.00 feet on a line 16.00 feet West of and parallel with the West right-of-way line of 222nd Street; thence S12°19'39"E 82.00 feet to the West right-of-way line of 222nd Street; thence N01°04'43"W 131.00 feet on the West right-of-way line of 222nd Street and on a line 25.00 feet West of and parallel with the East line of said Southwest Quarter to the Point of Beginning.