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NEBRASKA DOCUMENTARY
STAMP TAX
Feb 21, 2017
\$1350.00 By LM

FILED SARPY CO. NE.
INSTRUMENT NUMBER
2017-04028
2017 Feb 21 10:36:31 AM
Sheryl J. Dowling
REGISTER OF DEEDS



Return to: TitleCore National, 9140 W. Dodge Road, Suite 380, Omaha, NE

CORPORATE WARRANTY DEED

THE GRANTOR, Bosselman Pump & Pantry, Inc., a Nebraska corporation, in consideration of One Dollar and other valuable consideration, receipt of which is hereby acknowledged, hereby conveys to QuikTrip Corporation, an Oklahoma corporation, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201) in Sarpy County, Nebraska:

Beginning at the Southeast corner of the Southeast Quarter (SE1/4) of Section 27, Township 14 North, Range 11, East of the 6th P.M., Sarpy County, Nebraska; thence S 89°40'00" W, 1200.32 feet along the South line of said SE1/4 to intersection with the Frontage Road centerline; thence N 0°37'30" W, 87.60 feet along said Centerline to a point on the North right-of-way line of Highway 370; thence S 89°27'30" W, 33.00 feet to the true point of beginning; thence continuing S 89°27'30" W along said North right-of-way line 190.0 feet; thence N 8°02'30" W, 216.78 feet; thence N 89°22'30" E, 217.99 feet to a point on the West right-of-way line of said Frontage Road; thence S 0°37'30" W, 215.23 feet along said West right-of-way line to the point of beginning (Tax Lot 11); except a tract of land located in Tax Lot 11 in the SE1/4 of Section 27, Township 14 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska, described as follows: Referring to a point where the West right-of-way line of Sapp Brothers Drive intersects the North existing right-of-way line of Highway 370; thence westerly a distance of 157.46 feet along the northerly Highway 370 right-of-way line to the point of beginning; thence westerly deflecting 00°00'100" a distance of 32.54 feet to the Southwest corner of said Tax Lot 11; thence northerly deflecting 82°29'26" right, a distance of 46.26 feet along the west line of said Tax Lot 11; thence southeasterly deflecting 147°26'01" right a distance of 59.94 feet to the point of beginning.

THE GRANTOR covenants with GRANTEES 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: 2/14/17

Bosselman Pump & Pantry, Inc., a Nebraska corporation

By: *Charles A. Bosselman, Jr.*

Its: *Charles A. Bosselman, Jr., President*

STATE OF NEBRASKA, COUNTY
OF Hall

The foregoing instrument was acknowledged before me 14 this day of February, 2017, by the of
Charles B. Bosselman, Jr., Bosselman Pump & Pantry, Inc., a President

_____,
Nebraska corporation, for and on behalf of the corporation.

Ann Sukraw-Lutz

Notary Public

My Commission expires on 01/22/2020

