



DEED 2016074649



SEP 12 2016 07:50 P 3

Nebr Doc
Stamp Tax

09-12-2016
Date

\$ Ex025

By BW

Fee amount: 22.00
FB: 01-60000
COMP: BW

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
09/12/2016 07:50:44.00



2016074649

When filed return to: Michael C. Carter, 11506 Nicholas St. #103, Omaha, NE 68154

QUITCLAIM DEED

SMITH JOHNSON LAND COMPANY, LTD, a Nebraska limited partnership ("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 quitclaim and convey to BLUEWATER HOMEOWNERS ASSOCIATION, INC., a Nebraska corporation ("Grantee") all of Grantor's right, title and interest, if any, in and to the following described real estate (as defined in Neb. Rev. Stat. §76 201), in Douglas County, Nebraska (the "Property"):

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

As additional consideration for Grantor's conveyance herein, Grantee hereby agrees to employ good faith efforts to accommodate and fully cooperate, at no additional cost to Grantor, with an access easement and curb cuts permitting access from Grantor's remaining property to and from Ginger Woods Road, and to work with the City of Omaha or other governing bodies to allow such access point.

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

Executed this 26th day of August, 2016.

Grantor:

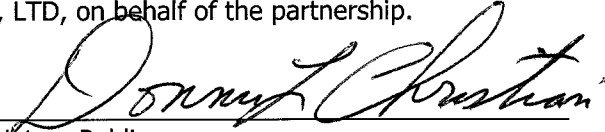
SMITH JOHNSON LAND COMPANY, LTD

By: Hanson Family Investments, LP,
a Nebraska limited partnership,
Its General Partner

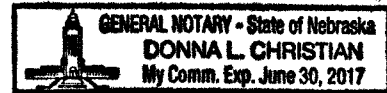
By: 
Name: Kirk Hanson
Its: Manager

STATE OF NEBRASKA)
)ss.
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me on this 26th day of August, 2016, by Kirk Hanson, Manager of Hanson Family Investments, LP, a Nebraska limited partnership, General Partner of Smith Johnson Land Company, LTD, on behalf of the partnership.


Notary Public

My Commission expires: 6/30/17



For Official Use Only

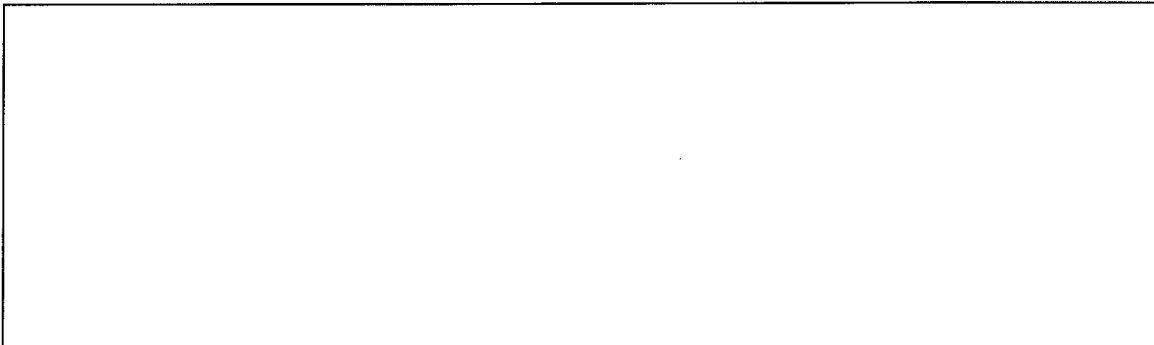


Exhibit "A"
Legal Description

That part of the East Half of the Southwest Quarter, and the Southwest Quarter of the Southeast Quarter of Section 35, Township 16 North, Range 9 East of the 6th P.M., Douglas County, Nebraska, lying south of and abutting the southerly lines of Outlots H & U, and Lot 144, BLUEWATER, and north of and abutting Lot D, GINGER WOODS, both being a subdivisions, as surveyed, platted and recorded in DOUGLAS County, Nebraska, described as follows:

Beginning at a 5/8" rebar with 1 1/4" yellow plastic cap stamped LS 566 at the southeast corner of said Lot 144, BLUEWATER;

Thence South 56°41'28" East (bearings referenced to the final plat of BLUEWATER) for 1623.39 feet on the south line of said OUTLOT U, BLUEWATER to a 5/8" rebar with 1 1/4" yellow plastic cap stamped LS 561;

Thence South 56°41'25" East for 106.27 feet continuing on the south line of said OUTLOT U, BLUEWATER to a 5/8" rebar with 1 1/4" yellow plastic cap stamped LS 561;

Thence South 03°16'13" East for 129.19 feet to a 5/8" rebar with 1 1/4" yellow plastic cap stamped LS 561 at the southeasterly extended north line of said OUTLOT D, GINGER WOODS;

Thence North 54°07'12" West for 2211.92 feet on the north line of said OUTLOT D to a 5/8" rebar with 1 1/4" orange plastic cap stamped LS 517 at the southeasterly corner of the parcel described in deed recorded with the Douglas County Register of deeds in Book 2006 at page 112906;

Thence North 37°47'18" East for 4.45 feet to a 1" pinched top pipe in the south line of said OUTLOT H, BLUEWATER;

Thence South 56°41'28" East for 402.69 feet on the south line of said OUTLOT H and Lot 144, to the POINT OF BEGINNING;

Contains 115,622 square feet or 2.654 acres.

SWSE

NESW
SESW