



PARTNERSHIP WARRANTY 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 grant, sell, convey and demise to Everett Estates, LLC, a Nebraska limited liability company ("Grantee"), all of Grantor's right, title and interest in and to the following described real estate, together with all improvements thereupon, if any, in Douglas County, Nebraska (the "Property"):

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

SUBJECT, however, to all restrictions, easements and other matters of record, applicable, zoning ordinances and the lien of general taxes and assessments for the current year and all subsequent years (collectively, the "Permitted Exceptions").

Grantor hereby covenants with Grantee that Grantor:

- (i) is lawfully seised of the interest in the Property and that the Property is free and clear of all liens and encumbrances, except the Permitted Exceptions;
- (ii) has legal power and lawful authority to sell and convey Grantor's interest in the Property; and
- (iii) warrants and will defend the title to the Property conveyed hereunder against the lawful claims of all persons claiming the same or any part thereof, through, by or under Grantor.


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Executed this 6 day of Oct, 2017.

Smith & Johnson Land Company, Ltd., a
Nebraska limited partnership, Grantor

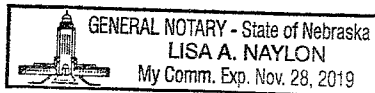
By: Hanson Family Investments,
L.P., a Nebraska limited partnership,
General Partner

By: KDH Real Estate
Management, Inc., a
Nebraska corporation,
General Partner

By: 
Kirk Hanson, President

STATE OF NEBRASKA)
) ss
COUNTY OF DOUGLAS)

The foregoing Partnership Warranty Deed was acknowledged before me on this 6 day
of October, 2017, by Kirk Hanson, as the President of KDH Real Estate
Management, Inc., a Nebraska corporation, as the General Partner of Hanson Family
Investments, L.P., a Nebraska limited partnership, as the General Partner of Smith & Johnson
Land Company, Ltd., a Nebraska limited partnership, on behalf of said limited partnership, as
Grantor.



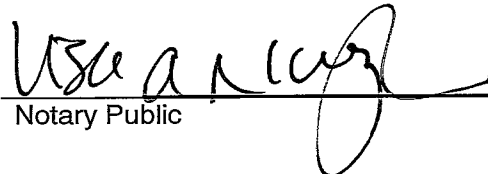

Notary Public

EXHIBIT "A"

Legal Description

That part 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., together with that part of government Lots 1 and 2 of Section 2, Township 15 North, Range 09 East of the 6th p.m., all in Douglas County, Nebraska, described as follows:

Commencing at the Northwest corner of the East half of the Southwest quarter of said section 35; thence South 02°26'12" East (bearings referenced to the final plat of Bluewater, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska) for 560.05 feet along the West line of the East half of the Southwest quarter of said Section 35 and the East line of Outlot B, Fern Lake Estates a Subdivision, as surveyed, platted and recorded in Douglas County, Nebraska, to the Southeast corner thereof; thence South 06°35'10" East for 147.32 feet to the West line of said Bluewater and the South right of way line of Ginger Woods Road and the true point of beginning; thence along the West and South line of said Bluewater for the following 5 courses;

- 1) thence South 06°35'10" East for 296.04 feet;
- 2) thence South 26°13'33" East for 196.58 feet;
- 3) thence South 56°41'28" East for 2026.08 feet;
- 4) thence South 56°41'25" East for 498.27 feet to the North line of Government Lot 2 of said Section 2;
- 5) thence South 70°41'42" East for 565.07 feet to the West line of Lot 1, Ginger Woods Replat 2, a Subdivision, as surveyed, platted and recorded in Douglas County, Nebraska; thence South 36°41'32" West for 311.69 feet along the West line of lot 1 to the North line of Lot 2, of said Ginger Woods Replat 2; thence North 69°00'00" West for 302.29 feet along the North line of said Lot 2 to the Southeast corner of Lot D Ginger Woods a Subdivision, as surveyed, platted and recorded in Douglas County, Nebraska; thence along the North line of said Ginger Woods for the following 5 course;
- 1) thence North 05°49'35" East for 176.28 feet;
- 2) thence North 72°36'01" West for 570.76 feet;
- 3) thence North 10°02'48" East for 154.86 feet;
- 4) thence North 54°08'16" West for 2327.64 feet;
- 5) thence North 31°42'18" West for 256.78 feet to the South right of way line of Ginger Woods Road; thence North 67°22'01" East for 180.25 feet along said South right of way line; thence along a curve to the left (having a radius of 125.00 feet and a long chord bearing north 56°57'20" East for 45.18 feet) for an arc length of 45.43 feet to the point of beginning;

EXCEPT 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 LS561; 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.