



SPECIAL WARRANTY DEED

The Board of Regents of the University of Nebraska, a public body corporate of the State of Nebraska and governing body of the University of Nebraska Medical Center aka The Board of Regents of the University of Nebraska, GRANTOR, in consideration of One Dollar and other valuable consideration received from grantees, receipt of which is acknowledged, conveys to BH & JH Leavenworth, LLC, a Nebraska limited liability company, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. ss76-201) Douglas County, Nebraska:

Part of Lot 1, Block 2, Thornburg Place, an Addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska, more particularly described on Exhibit "A" attached hereto and made a part hereof

GRANTOR covenants (jointly and severally, if more than one) with the GRANTEE that GRANTOR:

- (1) is lawfully seized of such real estate that it is free from encumbrances
- (2) has legal power and lawful authority to convey the same;
- (3) specially warrants and will defend title to the real estate against the lawful claims of all persons claiming the same or any part thereof by, through, or under Grantor.

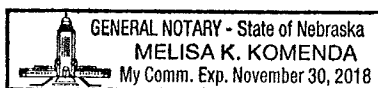
Executed: March 19, 2018

The Board of Regents of the University of Nebraska,
a public body corporate of the State of Nebraska and
governing body of the University of Nebraska Medical Center
aka The Board of Regents of the University of Nebraska

By: *Hank M. Bounds*

STATE OF NEBRASKA)
COUNTY OF Lancaster)

The foregoing instrument was acknowledged before me this 19th day of March, 2018 by Hank M. Bounds the President of The Board of Regents of the University of Nebraska. Hank M. Bounds 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.



Melisa K. Komenda
Notary Public

File No.: 18268C-16

EXHIBIT "A"

Lot 1, Block 2, Thornburg Place, an Addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska, EXCEPT the North 5 feet of the West 5 feet thereof as conveyed to The City of Omaha by Warranty Deed filed January 10, 1991 in Book 1890 at Page 518, records of Douglas County, Nebraska, AND EXCEPT that part conveyed to the City of Omaha by Warranty Deed filed August 10, 2006, at Instrument No. 2006091442, records of Douglas County, Nebraska, and more fully described as: Beginning at the Southwest Corner of Lot 1; thence Northerly a distance of 188.4 feet along the Westerly line of said Lot 1; thence Easterly a distance of 5.0 feet; thence Northerly a distance of 5.0 feet to the Northerly line of said Lot 1; thence Easterly along the Northerly line of said Lot 1 a distance of 44.00 feet; thence Southwesterly a distance of 46.2 feet to a point located 14.0 feet East of the Westerly line of said Lot 1; thence Southerly a distance of 118.9 feet; thence Southwesterly a distance of 44.9 feet to a point on the Southerly line of said Lot 1, thence Westerly a distance of 5.9 feet along the Southerly line of said Lot 1 to the point of beginning.