



DEED 2017066129



AUG 22 2017 09:03 P 2

Nebr Doc Stamp Tax
08-22-2017 Date
\$10440.00
By CC

Fee amount: 16.00  
FB: 59-41682  
COMP: CC

Received - DIANE L. BATTIATO  
Register of Deeds, Douglas County, NE  
08/22/2017 09:03:37.00



### WARRANTY DEED

F/K/A Anderson Properties Co.

THE GRANTOR, TKA Properties, LLP, a Nebraska limited liability partnership, 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 Douglas County, Nebraska:

SEE 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: August 17, 2017

TKA Properties, LLP, a Nebraska limited liability partnership  
F/K/A Anderson Properties Co.

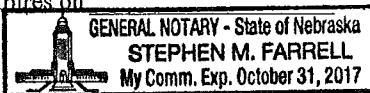
By: [Signature]  
S. Mickey Anderson, Authorized Signatory

By: [Signature]  
Angela M. Quinn, Authorized Signatory

STATE OF NEBRASKA  
COUNTY OF DOUGLAS

The foregoing instrument was acknowledged before me this 17 day of August, 2017, by S. Mickey Anderson and Angela M. Quinn, as Authorized Signatories for TKA Properties, LLP, a Nebraska limited liability partnership, F/K/A Anderson Properties Co.

[Signature]  
Notary Public  
My Commission expires on \_\_\_\_\_



20838C-16

EXHIBIT "A"  
LEGAL DESCRIPTION

Lots 1 and 2, in WEBSTER ADDITION, an Addition to the City of Omaha, as surveyed, platted and recorded, in Douglas County, Nebraska, EXCEPT that part of said Lot 1 conveyed to the State of Nebraska, Department of Roads by Warranty Deed dated September 18, 2003 and recorded December 9, 2003, as Instrument No. 2003235880 of the Records of Douglas County, Nebraska;

Together with non-exclusive easement rights appurtenant to said Lot 1 as established by Easement for Access and Placement of Advertising Signs dated June 24, 1986 and recorded June 24, 1986, in Book 778 at Page 664 of the Miscellaneous Records of Douglas County, Nebraska.