



DEED 2014001701



JAN 08 2014 13:52 P 3

Nebr Doc  
Stamp Tax  
01-08-2014  
Date  
\$9186.75  
By BW

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

Received - DIANE L. BATTIATO  
Register of Deeds, Douglas County, NE  
01/08/2014 13:52:13.00  
  
2014001701

After Recording Return To: Missouri River Title, 11239 Chicago Circle, Omaha, NE 68154

### SPECIAL WARRANTY DEED

**WESTSIDE BAPTIST CHURCH, A NEBRASKA NONPROFIT CORPORATION,**  
GRANTOR, in consideration of One Dollar and other valuable consideration received from GRANTEE, **192 MAPLE LLC, A NEBRASKA LIMITED LIABILITY COMPANY,** conveys to GRANTEE the following described real estate (as defined in Neb. Rev. Stat. Section 76-201):

Parcel 1: **SE 1/4 NW**  
The SE 1/4 of the NW 1/4 of Section 8, Township 15 North, Range 11 East of the 6<sup>th</sup> P.M., in Douglas County, Nebraska.

Parcel 2: **SE 1/4 NW, NE 1/4 NW and NW 1/4 NW**  
The North 1/2 of the NW 1/4 of Section 8, Township 15 North, Range 11 East of the 6<sup>th</sup> P.M., Douglas County, Nebraska, **EXCEPT** the West 30 acres thereof, **AND EXCEPT** that part thereof which was conveyed to the State of Nebraska by Warranty Deed dated July 6, 1982, filed August 11, 1982 in Book 1690 at Page 464 of the Records of Douglas County, Nebraska.

Parcel 3: **SE 1/4 NW, NE 1/4 NW and NW 1/4 NW**  
The West 30 acres of the North 1/2 of the NW 1/4 of Section 8, Township 15 North, Range 11 East of the 6<sup>th</sup> P.M., in Douglas County, Nebraska, **EXCEPT** that part thereof conveyed to the State of Nebraska by Warranty Deed dated July 6, 1982, filed August 11, 1982 in Book 1690 at Page 464 of the Deed Records of Douglas County, Nebraska, **AND EXCEPT** that part dedicated for street purposes by "Dedication Plat" filed November 6, 2003 as Instrument No. 2003217863 of the Records of Douglas County, Nebraska.

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

- (1) is lawfully seized of such real estate and that it is free from encumbrances except those shown on Exhibit A;
- (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 claiming the same or any part thereof by, through, or under Grantor.

Dated this 8th day of January, 2014.

WESTSIDE BAPTIST CHURCH,  
A Nebraska Nonprofit Corporation

By:   
Christopher N. Routh, Chair, Executive Council

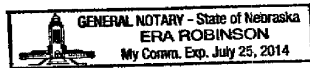
By:   
Donald A. Fees, Secretary, Executive Council

STATE OF NEBRASKA )  
 ) ss.  
COUNTY OF DOUGLAS )

The foregoing instrument was acknowledged before me on this 8th day of January, 2014, by Christopher N. Routh, Chair, Executive Council and Donald A. Fees, Secretary, Executive Council of

20131371

Westside Baptist Church, A Nebraska Nonprofit Corporation, as his and their free and voluntary act and deed  
for and on behalf of said Corporation.



Era Robinson  
Notary Public

20131371

**EXHIBIT A**  
**PERMITTED EXCEPTIONS**

2013 Real Property Taxes

Special Assessments which are or may be assessed, levied and/or certified to the Treasurer after the date of Closing.

Subject to provisions and restrictions of Right of Way Easement granted to Omaha Public Power District, in Book 483 at Page 15, Filed October 30, 1969. (Parcel 2)

Subject to provisions and restrictions of Right of Way Easement granted to Omaha Public Power District, in Book 483 at Page 425, Filed November 17, 1969. (Parcel 1)

Subject to outfall sewer line easements, provisions and restrictions contained in Corporation Warranty Deed, in Book 1686 at Page 69, Filed May 14, 1982. (Parcel 1)

Subject to provisions and restrictions contained in Warranty Deed, in Book 1690 at Page 464, Filed August 11, 1982. (There will be no ingress or egress over subject property from or to the remainder of said Northwest, except, over the one unrestricted drive(s), not to exceed 40 feet in width, the centerline(s) of which are located on the West line of said Quarter Section and except over one unrestricted drive(s) not to exceed 40 feet in width, the centerline(s) of which are located 1417.13 feet from the West line of said Quarter Section as measured along the centerline of the Highway and also subject to provisions and restrictions, including but not limited to a mineral rights reservation to the grantor herein.) (Parcels 2 and 3)

Subject to provisions and restrictions of Permanent and Temporary Easements and Right-of-Way granted to Metropolitan Utilities District, in Book 1328 at Page 427, Filed February 23, 2000. (Parcel 3)

Subject to provisions and restrictions of Permanent Storm and Drainage Easement granted to SID #502 of Douglas County, Nebraska, in Instrument No. 2004072453, Filed June 4, 2004. (Parcel 1)

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