

**Inst # 2019009621 Tue Mar 26 15:25:10 CDT 2019**

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Lancaster County, NE Assessor/Register of Deeds Office WDEED

Pages: 4

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TitleCore National, LLC

1640 Normandy Court, Suite C

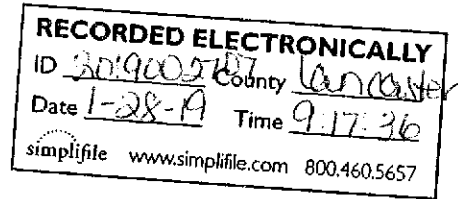
Lincoln, NE 68512

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File No. 34408C-18

## **Warranty Deed**

This document is being re-recorded to correct the legal description of Parcel 1



## WARRANTY DEED

**THE GRANTOR**, Benson, LLC, a Nebraska limited liability company in consideration of One Dollar and other valuable consideration, receipt of which is hereby acknowledged, hereby conveys to 1640, LLC, a Nebraska limited liability company, **GRANTEE**, the following described real estate (as defined in Neb. Rev. Stat. 76-201) in Lancaster County, Nebraska

**SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE FOR LEGAL DESCRIPTION**

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.

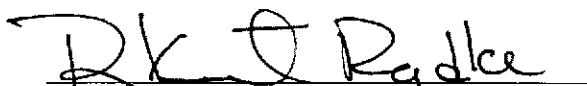
Date: January 3, 2019

Benson, LLC, a Nebraska limited liability company

  
By Wayne Benson, Managing Member

STATE OF NEBRASKA           )  
COUNTY OF LANCASTER    )ss.

The foregoing instrument was acknowledged before me on this 3rd day of January, 2019 by Wayne Benson, Managing Member of Benson, LLC, a Nebraska limited liability company. Wayne Benson 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.

  
Notary Public

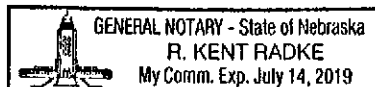


EXHIBIT "A"

Parcel 1:

The South Half of the Southwest Quarter of Section 7, Township 9 North, Range 5 East of the 6th Principal Meridian, Lancaster County, Nebraska.

EXCEPT that part of the South Half of the Southwest Quarter of said Section 7 being more particularly described as follows:

Beginning at the Southwest corner of said Section 7, a stamped Aluminum cap found for corner;  
Thence Northerly North 00 degrees 00 minutes 01 seconds West, on the West line of the Southwest Quarter of Section 7, a distance of 1,322.59 feet, to the West Sixteenth of the Southwest Quarter of Section 7;  
Thence Easterly South 89 degrees 58 minutes 51 seconds East, on the North line of the South Half of the Southwest Quarter of Section 7, a distance of 814.29 feet;  
Thence Southerly South 14 degrees 53 minutes 54 seconds West, a distance of 524.69 feet;  
Thence Southwesterly South 25 degrees 25 minutes 57 seconds West, a distance of 804.04 feet;  
Thence Southerly South 04 degrees 16 minutes 31 seconds West, a distance of 61.09 feet, to a point of intersection on the South line of the South Half of the Southwest Quarter of Section 7;  
Thence Westerly South 89 degrees 58 minutes 11 seconds West, on the South line of the South Half of the Southwest Quarter of Section 7, a distance of 329.99 feet, to the Point of Beginning.

Parcel 2:

The Southeast Quarter of the Northwest Quarter AND Lot 2, Irregular Tract located in the Northwest Quarter, all in Section 18, Township 9 North, Range 5 East of the 6th Principal Meridian, Lancaster County, Nebraska.

EXCEPT that part of said Lot 2, Irregular tracts, located in the North Half of the Northwest Quarter of Section 18, Township 9 North, Range 5 East, of the 6th Principal Meridian, Lancaster County, Nebraska and being more particularly described as follows:

Beginning at the Northwest corner of said Section 18, a stamped Aluminum cap found for corner;  
Thence Easterly on an assumed bearing of North 89 degrees 58 minutes 11 seconds East, on the North line of the Northwest Quarter of Section 18, a distance of 329.99 feet;  
Thence Southerly South 04 degrees 20 minutes 22 seconds West, a distance of 130.03 feet;  
Thence Southwesterly South 49 degrees 41 minutes 58 seconds West, a distance of 222.54 feet;  
Thence Southerly South 00 degrees 57 minutes 03 seconds West, a distance of 154.26 feet;  
Thence Southeasterly South 41 degrees 34 minutes 24 seconds East, a distance of 213.84 feet;  
Thence Southwesterly South 60 degrees 09 minutes 43 seconds West, a distance of 133.26 feet, to a point of intersection on the Northerly line of Lot 1 of Irregular tracts;  
Thence Northwesterly North 75 degrees 29 minutes 19 seconds West, on the Northerly line of Lot 1 of Irregular tracts, a distance of 145.77 feet, to a point of intersection on the Easterly right-of-way line of SW 140th Street;  
Thence South 89 degrees 59 minutes 47 seconds West, a distance of 33.00 feet, to a point of intersection on the West line of the Northwest Quarter of Section 18;  
Thence Northerly North 00 degrees 00 minutes 13 seconds West, on the West line of the Northwest Quarter of Section 18, a distance of 617.42 feet, to the Point of Beginning.

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Thence Southerly South 00 degrees 55 minutes 37 seconds East, a distance of 28.05 feet;  
Thence Southerly South 14 degrees 53 minutes 54 seconds West, a distance of 524.69 feet;  
Thence Southwesterly South 25 degrees 25 minutes 57 seconds West, a distance of 804.04 feet;  
Thence Southerly South 04 degrees 16 minutes 31 seconds West, a distance of 61.09 feet, to a point of intersection on the South line of the South Half of the Southwest Quarter of Section 7;  
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