



DEED 2017018065



MAR 08 2017 10:54 P 3

Nebr Doc Stamp Tax
03-08-2017 Date
\$18832.50
By SB

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

Received - DIANE L. BATTIATO  
Register of Deeds, Douglas County, NE  
03/08/2017 10:54:11.00



Return to: Westroads Investors, LLC, 12701 Metcalf Avenue Suite 100, Overland Park, KS 66213

### WARRANTY DEED

THE GRANTOR, TKA Properties, LLP, a Nebraska limited liability partnership, formerly known as Anderson Properties Co., a Nebraska general partnership, in consideration of One Dollar and other valuable consideration, receipt of which is hereby acknowledged, hereby conveys to Westroads Investors, LLC, a Nebraska limited liability company, 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: MARCH 3, 2017

TKA Properties, LLP, a Nebraska limited liability partnership,  
formerly known as Anderson Properties Co., a Nebraska  
general partnership

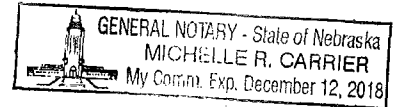
By: S. Mickey Anderson  
S. Mickey Anderson, Authorized Signatory

By: Angela M. Quinn  
Angela M. Quinn, Authorized Signatory

STATE OF NEBRASKA  
COUNTY OF DOUGLAS

The foregoing instrument was acknowledged before me this 3<sup>rd</sup> day of March, 2017 by S. Mickey Anderson, authorized signatory of TKA Properties, LLP, a Nebraska limited liability partnership, formerly known as Anderson Properties Co., a Nebraska general partnership, for and on behalf of the partnership.

Michelle R. Carrier  
Notary Public  
My Commission expires on 12/12/18



STATE OF NEBRASKA  
COUNTY OF DOUGLAS

The foregoing instrument was acknowledged before me this 3<sup>rd</sup> day of March, 2017 by Angela M. Quinn, authorized signatory of TKA Properties, LLP, a Nebraska limited liability partnership, formerly known as Anderson Properties Co., a Nebraska general partnership, for and on behalf of the partnership.

Michelle R. Carrier  
Notary Public  
My Commission expires on 12/12/18

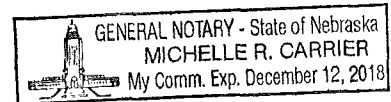


EXHIBIT "A"

Parcel 1: NESW

That part of the Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 16, Township 15 North, Range 12 East of the 6th P.M., in Douglas County, Nebraska, described as follows: Commencing at the Northeast corner of said Northeast  $\frac{1}{4}$ ; thence South (assumed bearing) 869.93 feet on the East line of said Northeast  $\frac{1}{4}$ ; thence West 91.82 feet to the point of beginning, said point being the Northeast corner of a tract of land referred to as "Parcel B" in a "Warranty Deed" recorded in Book 1454 at Page 33 of the Douglas County Records, said corner also being on the West line of 102nd Street; thence continuing West 874.74 feet on the North line of said "Parcel B" to the Northwest corner thereof; thence  $S05^{\circ}39'19''E$  247.20 feet on the West line of said "Parcel B"; thence East 859.00 feet on a line 36.00 feet North of and parallel with the South line of said "Parcel B" to the East line thereof; thence North 182.61 feet on the East line of said "Parcel B" and on the West line of 102nd Street; thence Northwesterly on the East line of said "Parcel B" and on the West line of 102nd Street on a 237.50 foot radius curve to the left, chord bearing  $N07^{\circ}44'36''W$ , chord distance 63.97 feet, an arc distance of 64.15 feet to the point of beginning.

Parcel 2: NE & SESW

That part of the East  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  of Section 16, Township 15 North, Range 12 East of the 6th P.M., in Douglas County, Nebraska, more particularly described as follows: Commencing at the Northeast corner of said Northeast  $\frac{1}{4}$ ; thence South (assumed bearing) 1433.93 feet on the East line of said Northeast  $\frac{1}{4}$ ; thence West 83.20 feet to the point of beginning, said point being the Southeast corner of a tract of land referred to as "Parcel A" in a "Warranty Deed" recorded in Book 1454 at Page 33 of the Douglas County Records, said corner also being on the West line of 102nd Street; thence continuing West 779.80 feet on the South line of said "Parcel A" to the Southwest corner thereof; thence Northwesterly on the West line of said "Parcel A" on a 1025.92 foot radius curve to the right, chord bearing  $N19^{\circ}18'30''W$ , chord distance 201.14 feet, an arc distance of 201.46 feet; thence  $N05^{\circ}39'19''W$  128.80 feet on the West line of said "Parcel A" and its Northerly extension; thence East 859.00 feet on a line 36.00 feet North of and parallel with the North line of said "Parcel A" to a point on the Northerly extension of the East line of said "Parcel A" said point also being on the West line of 102nd Street; thence South 318.00 feet on the East line of said "Parcel A" and its extension and on the West line of 102nd Street to the point of beginning.

Parcel 3: SESW

That part of the Southwest  $\frac{1}{4}$  of Section 16, Township 15 North, Range 12 East of the 6th P.M., in the City of Omaha, in Douglas County, Nebraska, more particularly described as follows: Commencing at the Northeast corner of said Southwest  $\frac{1}{4}$ ; thence South (assumed bearing) 1433.93 feet on the East line of said Southwest  $\frac{1}{4}$ ; thence West 83.20 feet to the point of beginning, said point also being the Southeast corner of a tract of land deeded to Metro Lincoln-Mercury as described in Book 1454 at Page 33 of the Deed Records of Douglas County, Nebraska; thence continuing West 535.00 feet on the South line of said Metro Lincoln-Mercury tract; thence South 180.00 feet on a line 535.00 feet West of and parallel to the West line of 102nd Street; thence East 535.00 feet on a line 180.00 feet South of and parallel to the South line of said Metro Lincoln-Mercury tract, to the West line of 102nd Street; thence North 180.00 feet on the West line of 102nd Street to the point of beginning.

Together with the right of ingress and egress granted by Permanent Easement Agreement dated October 25, 1988 and recorded November 2, 1988 in Book 867 at Page 27 of the Miscellaneous Records of Douglas County, Nebraska.