



WARRANTY DEED

THE GRANTOR, New West Farm Holdings, LLC, a Nebraska limited liability company, in consideration of One Dollar and other valuable consideration, receipt of which is hereby acknowledged, hereby conveys to CWG HQ, LLC, a Nebraska limited liability company, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201) in Douglas County, Nebraska (the "Real Estate"):

Parcel 1:

Lot 1, West Farm Replat 5, a subdivision as surveyed, plated and recorded in Douglas County, Nebraska.

Parcel 2:

A perpetual, non-exclusive easement solely for the purposes of vehicular and pedestrian ingress and egress, as set forth in Access Easement Agreement recorded August 15, 2018 at Instrument No. 2018064541 of the Records of Douglas County, Nebraska.

THE GRANTOR covenants with GRANTEE that GRANTOR:

- (1) is lawfully seized of such real estate and that it is free from encumbrances subject to the permitted exceptions listed on the attached Exhibit "A", 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; and
- (4) this Warranty Deed is subject to a repurchase option in favor of Grantor should Grantee not commence construction (as hereinafter defined) of a Class A Office Building on the Real Estate within twelve (12) months of the date of this Warranty Deed. "Commence Construction" means the furnishing of labor or materials visible from inspection of the Real Estate.

Date: August 16, 2019

New West Farm Holdings, LLC, a Nebraska limited liability company

By: North American Casualty Co., a Nebraska corporation

Its Manager

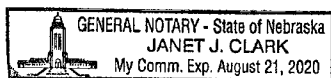
By: 

Jeffrey A. Silver, Vice President

STATE OF NEBRASKA)

COUNTY OF DOUGLAS)ss.

The foregoing instrument was acknowledged before me on this 16 day of August, 2019, by Jeffrey A. Silver, Vice President of North American Casualty Co., a Nebraska corporation, the Manager, of New West Farm Holdings, LLC, a Nebraska limited liability company, for and on behalf of the company.



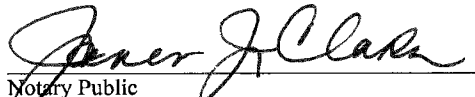

Notary Public

EXHIBIT "A"
PERMITTED EXCEPTIONS

Taxes and assessment for 2019 and subsequent years, none now due or payable.

Limitations of access to and from subject property onto West Dodge Road and 144th Street as contained in Return of Appraisers dated September 21, 1990 and recorded September 25, 1990, in Book 939 at Page 99 of the Miscellaneous Records of Douglas County, Nebraska.

Covenants, conditions and restrictions contained in Amended and Restated Declaration of Restrictive Covenants dated April 10, 2017, and recorded April 12, 2017 at Instrument No. 2017027698 of the Records of Douglas County, Nebraska.

- a. Provisions for permitted uses, prohibited uses, prohibited activities, and site development regulations.

Easements and restrictions as set forth in the Plat and Dedication of West Farm recorded April 12, 2017 at Instrument No. 2017027700 of the Records of Douglas County, Nebraska. Note: Subject property platted from Lot 2.

- a. Plat survey shows controlled access line along West Dodge Road, two 400 square foot sewer easements to SID and City of Omaha via separate recorded instrument, along the South property line and an existing MUD Easement.
- b. Plat notes shows Lot 2 will have no direct vehicular access to West Dodge Road or 144th Street.
- c. Dedication grants to the easement grantees, their successors and assigns and their respective officers, agents, employees, and contractors, the permanent right to enter and use, from time to time, the easement areas, for ingress and egress for their intended purposes.

Easements and restrictions as set forth in West Farm Replat 2, an Administrative Replat of Lots 1 and 2, West Farm, recorded March 7, 2018 at Instrument No. 2018017406 of the Records of Douglas County, Nebraska. Note: Subject property was platted from Lot 1

- a. Plat survey shows controlled access line along West Dodge Road, three 400 square foot sewer easements to SID and City of Omaha via separate recorded instrument, and an existing MUD Easement.
- b. Plat notes shows Lot 1 will have no direct vehicular access to West Dodge Road or 144th Street.

Terms and provisions of Permanent Easement in favor of Metropolitan Utilities District, its successors and assigns, dated August 29, 2017 and recorded September 7, 2017 at Instrument No. 2017071223 of the Records of Douglas County, Nebraska, for a permanent easement to lay, maintain, operate, repair, relay and remove, at any time, pipelines for the transportation of gas and all appurtenances thereto, together with rights of ingress and egress, on, over, under and through a portion of subject property as described therein.

Terms, provisions, covenants, conditions and restrictions as set forth in Declaration of Covenants, Conditions and Restrictions for Heartwood Preserve, Omaha, Douglas County, Nebraska, dated August 14, 2018 and recorded August 15, 2018 at Instrument No. 2018064540 of the Records of Douglas County, Nebraska.

- a. First Amendment to Declaration of Covenants, Conditions and Restrictions for Heartwood Preserve Omaha, Douglas County, Nebraska recorded October 24, 2018 at Instrument No. 2018084832 of the Records of Douglas County, Nebraska.

Terms and provisions of Access Easement Agreement dated August 10, 2018 and recorded August 15, 2018 at Instrument No. 2018064541 of the Records of Douglas County, Nebraska, by and between West Farm RE, LLC, and New West Farm Holdings, LLC, for a private road access across a portion of subject property, for the benefit of Lot 2 West Farm Replat 2 and grants a construction easement over and across a portion of Lot 2, West Farm Replat 2 for constructing the access drive and performing maintenance services as described therein.

Easements as shown on the Plat of West Farm Replat 5 recorded July 23, 2019 at Instrument No. 2019055946 of the Records of Douglas County, Nebraska.

- a. Plat survey shows a controlled access line, an existing MUD Easement, existing ingress/egress easement in favor of Lot 2 West Farm Replat 2 via separate recorded instrument, proposed 400 square foot sewer easements to SID and City of Omaha via separate recorded instruments, and proposed ingress/egress easement via separate recorded instrument across portions of subject property as described therein.
- b. Plat Notes shows Lot 1 will have no direct vehicular access to West Dodge Road.

Terms, conditions and provisions of Permanent Sewer Easement (limited liability company) in favor of the City of Omaha, Nebraska, its successors and assigns, and Sanitary and Improvement District No. 583 of Douglas County, Nebraska, recorded July 23, 2019 at Instrument No. 2019055947 of the Records of Douglas County, Nebraska, for the right to construct, maintain and operate a sewer (either for storm or sanitary purposes), drainage structure, and/or drainage way, and appurtenances thereto, in, through, and under the parcel of land described therein.