



DEED Inst. # 2019031292, Pg: 1 of 2 Rec Date: 05/09/2019 16:53:34.173
Fee Received: \$16.00 NE Documentary Stamp Tax Fee: Ex 002 By: AA
Douglas County, NE Assessor/Register of Deeds DIANE L. BATTIATO

me

Please return to:
FARNHAM, SIMPSON & GRIFFIN, P.C., L.L.O.
220 North 89th Street, Suite 201
Omaha, NE 68114

QUITCLAIM DEED

The Community Development Agency of the City of Valley, Douglas County, Nebraska, a/k/a The City of Valley Community Redevelopment Authority, GRANTOR, in consideration of One Dollar and other valuable consideration received from GRANTEE, Midwest Dwellings, LLC, a Nebraska limited liability company, quitclaims to GRANTEE, the real estate (as defined in Neb. Rev. Stat. 76-201) legally described on Exhibit "A" attached hereto and incorporated herein by this reference (the "Real Estate"), provided, however, that GRANTOR shall have the right to reenter and repossess the real estate and this conveyance shall be void in the event the following items have not been completed on or before December 31, 2019: (a) final approval and filing of a Final Plat for the Real Estate; (b) execution of a Subdivision Agreement by and between GRANTEE and the City of Valley for the development of the Real Estate; and (c) approval by the City of Valley of any and all necessary rezoning of the Real Estate in connection with the development thereof; and provided further that GRANTOR shall have the right to reenter and repossess the real estate and this conveyance shall be void in the event the following items have not been completed on or before May 1, 2021: (a) construction of roads, sanitary sewers, water mains and other necessary public improvements for the development of the Real Estate.

EXECUTED this 23rd day of April, 2019.

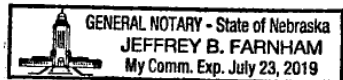
CITY OF VALLEY COMMUNITY
REDEVELOPMENT AUTHORITY,
GRANTOR

Carroll Smith

By: Carroll Smith, Chairman

STATE OF NEBRASKA)
)SS.
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me on April 23rd 2019 by Carroll Smith, Chairman of the City of Valley Community Redevelopment Authority, for and on behalf of said Authority.



Jeffrey B. Farnham
Notary Public

SN

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EXHIBIT "A"

BEGINNING AT SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1 TOWNSHIP 15 NORTH RANGE 9 EAST OF THE 6TH PM;
THENCE A BEARING OF N0°17'14"E, A DISTANCE OF 720.59 FEET ALONG THE WEST LINE OF SAID QUARTER TO THE NORTH LINE OF THE CURRENT REMAINING PORTION OF LOT 24 OF COUNTRY AIRE SUBDIVISION;
THENCE A BEARING OF S89°42'46"E, A DISTANCE OF 116.70 FEET ALONG SAID NORTH LINE TO THE RIGHT-OF-WAY LINE OF JEFFERSON CIRCLE;
THENCE SOUTH EASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET, AN ARC DISTANCE OF 157.08 FEET, A CHORD BEARING OF S59°42'46"E, AND A CHORD DISTANCE OF 100.00 FEET ALONG SAID RIGHT-OF-WAY LINE;
THENCE A BEARING OF S89°42'46"E, A DISTANCE OF 291.70 FEET ALONG SAID RIGHT-OF-WAY LINE TO THE WEST RIGHT-OF-WAY LINE OF VALLEY VIEW STREET;
THENCE A BEARING OF S0°17'14"W, A DISTANCE OF 17.97 FEET ALONG SAID WEST RIGHT-OF-WAY LINE;
THENCE A BEARING OF S89°42'46"E, A DISTANCE OF 166.95 FEET TO THE SOUTH EAST CORNER OF LOT 87 OF COUNTRY AIRE SUBDIVISION;
THENCE ALONG THE BOUNDARY FOR COUNTRY AIRE SUBDIVISION FOR THE NEXT FIVE (5) CALLS A BEARING OF S89°52'26"E, A DISTANCE OF 625.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF S WEST STREET;
A BEARING OF S0°17'09"W, A DISTANCE OF 264.61 FEET ALONG SAID RIGHT OF WAY LINE;
A BEARING OF N89°54'38"W, A DISTANCE OF 625.00 FEET;
A BEARING OF S0°17'08"W, A DISTANCE OF 384.73 FEET;
A BEARING OF N89°57'44"W, A DISTANCE OF 661.97 FEET ALONG THE SOUTH LINE OF SAID QUARTER TO THE POINT OF BEGINNING.
SAID PARCEL IS LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER SECTION 1 TOWNSHIP 15 NORTH RANGE 9 EAST OF THE 6TH PM.
SAID PARCEL CONTAINS 13.99 ACRES (609,525.83 SQUARE FEET), MORE OR LESS.