



DEED 2006123064



OCT 26 2006 11:21 P 14

Nebr Doc
Stamp Tax
10/26/06
Date
2173.50
By JB

Deed
70.50 FB OC-42361
C/O _____ COMP _____
DEL _____ SCAN _____ FV _____

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
10/26/2006 11:21:49.14



2006123064

Upon recordation this instrument should be returned to:

WARRANTY DEED

WEST DUNDEE DEVELOPMENT CO., L.L.C., a Nebraska limited liability company ("Grantor"), in consideration of Ten Dollars (\$10.00) and other good and valuable consideration received from UNITED REPUBLIC PROPERTIES, LLC, a Nebraska limited liability company ("Grantee"), conveys to Grantee the real estate legally described on Exhibit "A" attached hereto and by this reference made a part hereof (the "Real Estate").

Grantor covenants with Grantee that Grantor (i) is lawfully seized of the Real Estate and that it is free from all liens and encumbrances except real estate taxes not yet delinquent, and subject to all easements, covenants, conditions, and restrictions of record, and any matters shown by an accurate survey of the Real Estate; (ii) has legal power and lawful authority to convey the Real Estate; and (iii) warrants and will defend title to the Real Estate against the lawful claims of all persons.

This Warranty Deed is executed and delivered conditioned upon, and the Real Estate is hereby conveyed subject to, the following covenants, conditions and restrictions, all of which shall run with the land and be binding upon Grantee and its successors and assigns during the period set forth below:

- (a) Grantee covenants and agrees that the Real Estate shall only be used for office purposes including, without limitation, the operation of a national or state bank, savings and loan, credit union or other financial institution.
- (b) Grantee covenants and agrees that it shall develop the Real Estate by constructing those improvements more particularly described on the drawings attached hereto as Exhibit "B" ("Plans") including, without limitation, the building, parking areas signage and landscaping more particularly shown thereon (collectively the "Improvements"). Any monument sign desired by Grantee shall be subject to the prior written approval of Grantor, in its discretion; provided Grantor agrees that it will approve such monument sign if it is consistent with the monument signs permitted by the Declaration (as hereafter defined), if any, or otherwise upon the non-residential lots within the Subdivision (as hereafter defined). In no event shall the Real Estate be improved with any building, structure or other improvement except for the Improvements shown on the Plans and any monument sign approved by Grantor. In the event of any casualty loss, the Improvements shall be rebuilt and/or restored in accordance with the Plans unless Grantee shall receive the written approval of the owner of Lot 23, West Dodge Hills, a Subdivision as surveyed, platted and recorded in Douglas County, Nebraska (or if said Lot 23 is subdivided, the owner of the largest parcel of the subdivided Lot 23) ("Declarant"), in Declarant's reasonable discretion, which shall be exercised in a manner consistent with Grantor's approval of the Plans and to take into account all then applicable laws, ordinances, rules and regulations.
- (c) Grantee covenants and agrees to repair, maintain and replace, as necessary, the Improvements, and keep them in good condition appropriate for a first class office building. In the event Grantee shall fail to maintain, repair and replace, as necessary, the Improvements as required hereby, and such failure shall continue for a period of thirty (30) days after written notice from Declarant, then

✓ 140143

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TA-51586^{JC}

WITNESS my hand and notarial seal at Omaha, in said county and state, the day and year last above written.

[SEAL]

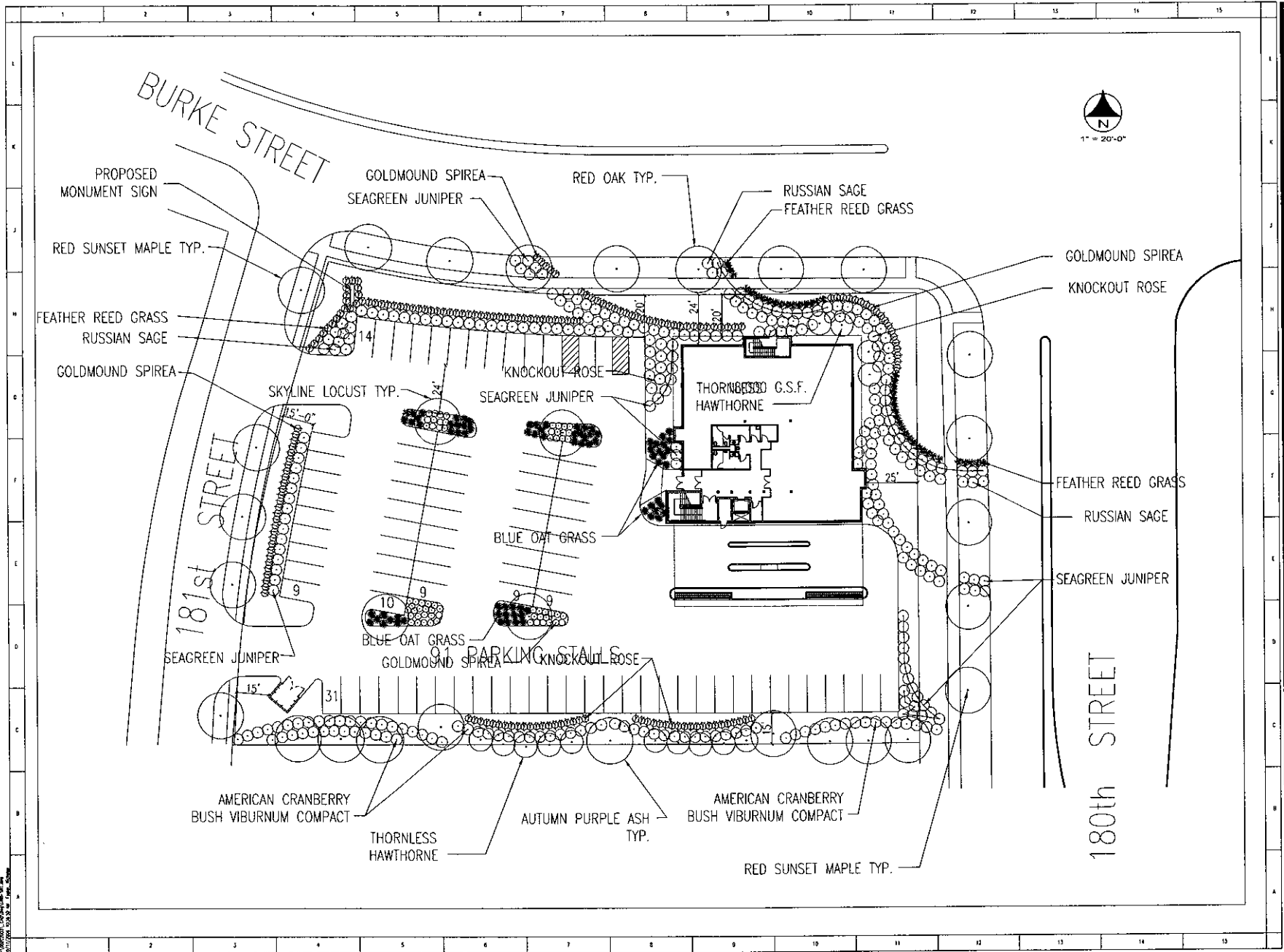


Janet Pacula Roos

Notary Public

Exhibit "A"

Lot 2, in West Dodge Hills, a Subdivision, as surveyed, platted and recorded in Douglas County, Nebraska.

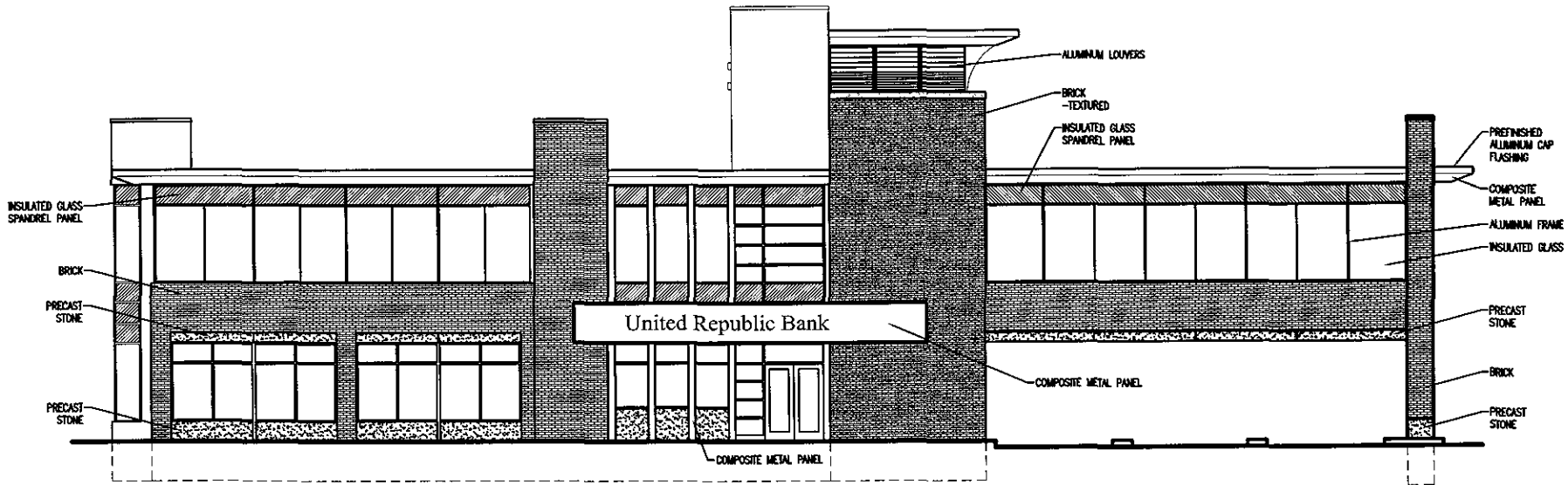


DATE:	2/24/21
REVISION:	
NO.:	
DATE:	
NO.:	
DESCRIPTION:	
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
PROJECT:	



UNITED REPUBLIC BANK
 PROPOSED LANDSCAPE PLAN

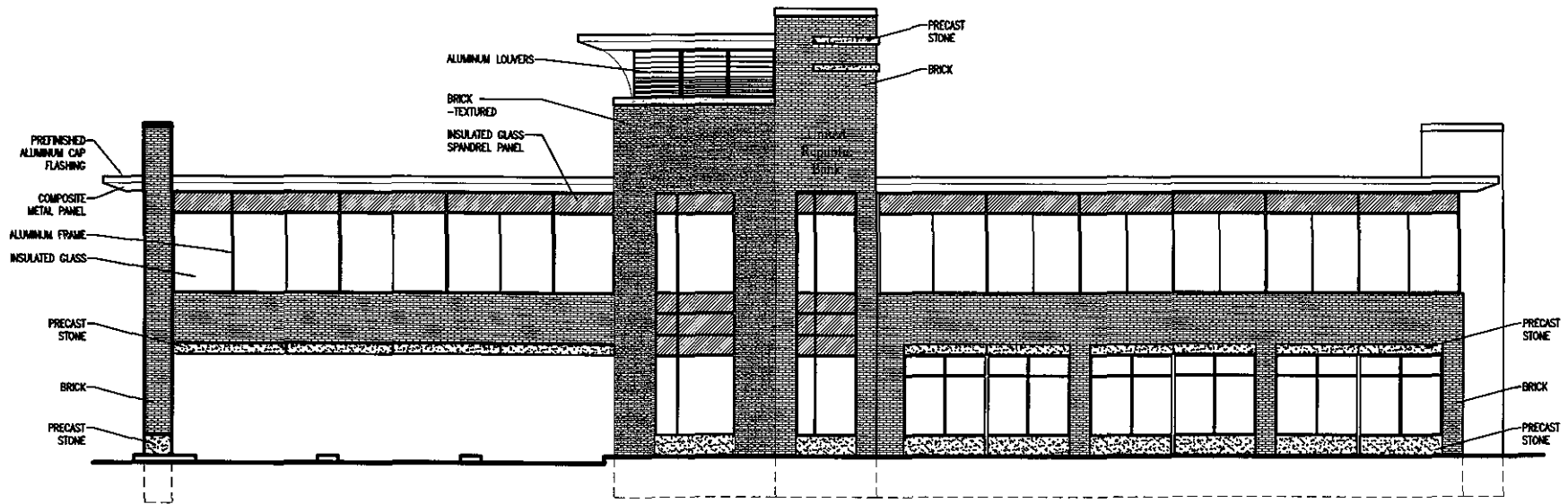
PROJECT No.:



United Republic Bank

WEST ELEVATION

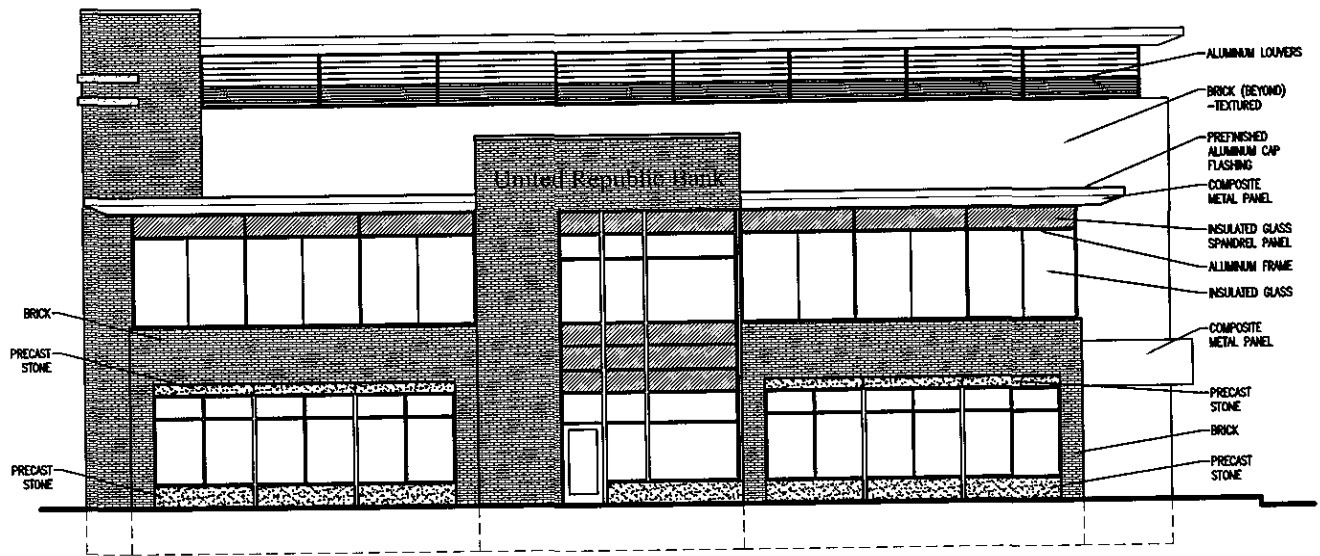




United Republic Bank

EAST ELEVATION

 SCHEMMER



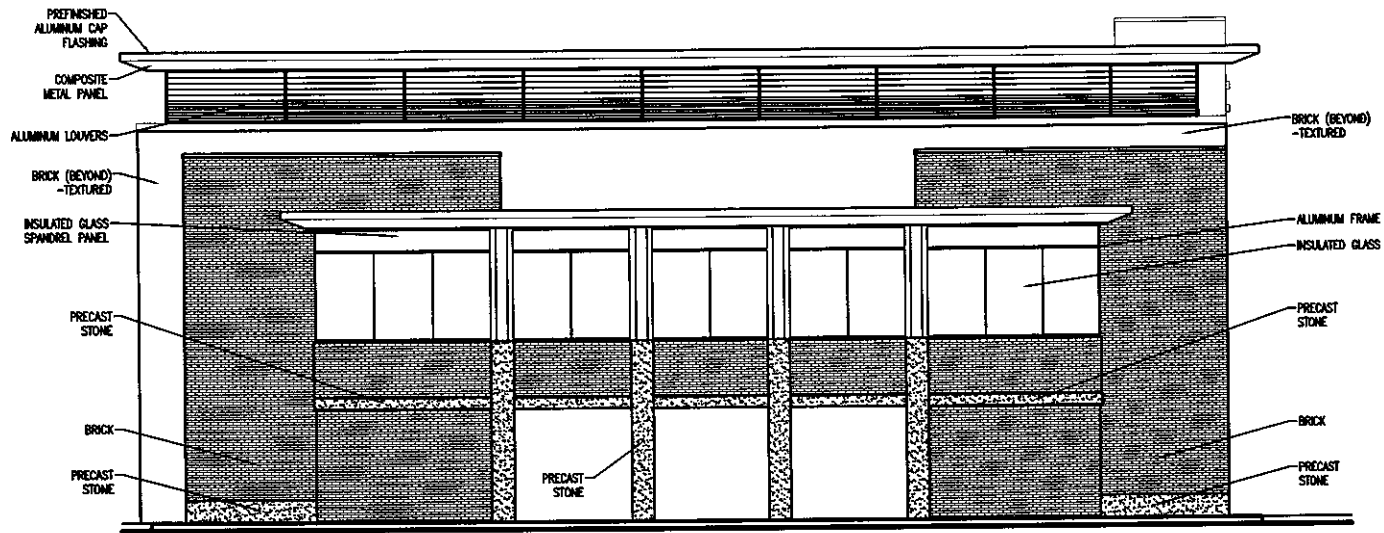
- ALUMINUM LOUVERS
- BRICK (BEYOND) -TEXTURED
- PREFINISHED ALUMINUM CAP FLASHING
- COMPOSITE METAL PANEL
- INSULATED GLASS SPANDREL PANEL
- ALUMINUM FRAME
- INSULATED GLASS
- COMPOSITE METAL PANEL
- PRECAST STONE
- BRICK
- PRECAST STONE

- BRICK
- PRECAST STONE
- PRECAST STONE

United Republic Bank

NORTH ELEVATION





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SOUTH ELEVATION

 SCHEMMER



East Elevation

United Republic Bank

WEST DODGE HILLS
111 NORTH 181ST STREET



SCHEMMER



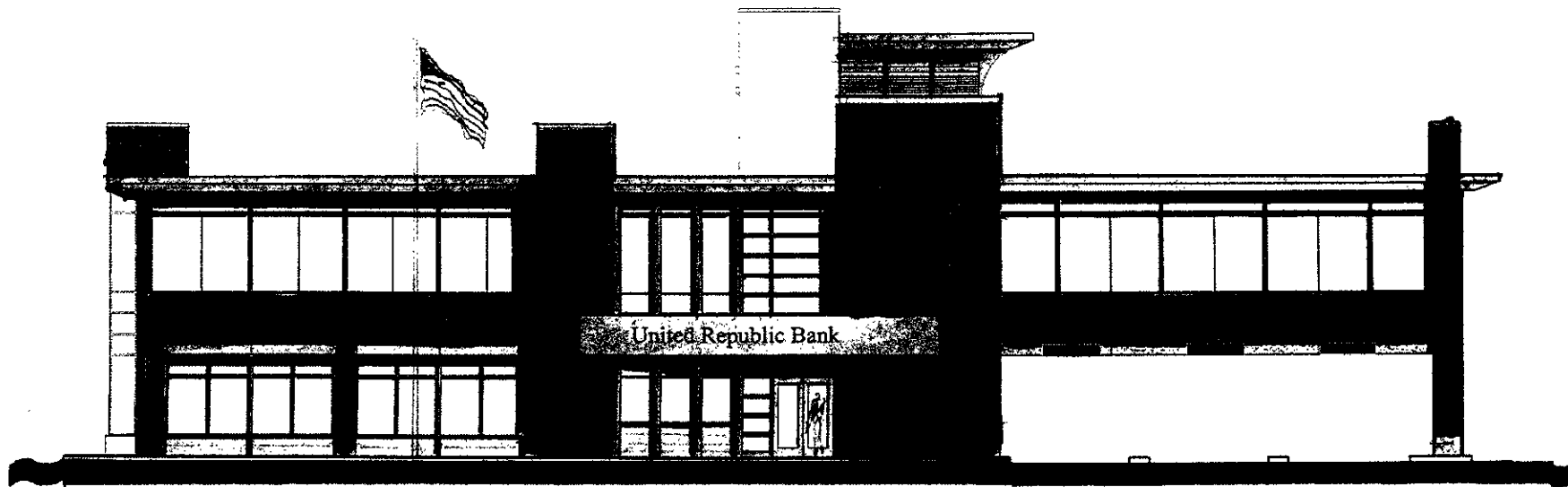
North Elevation

United Republic Bank

WEST DODGE HILLS
111 NORTH 181ST STREET



SCHEMMER



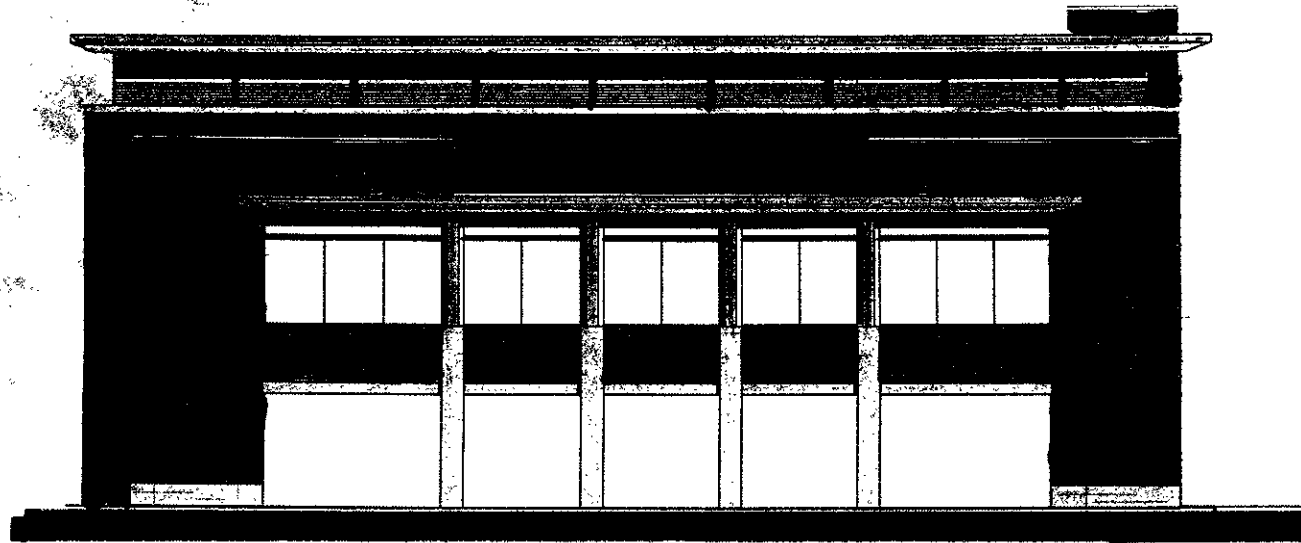
West Elevation

United Republic Bank

**WEST DODGE HILLS
111 NORTH 181ST STREET**



SCHEMMER



South Elevation

United Republic Bank

**WEST DODGE HILLS
111 NORTH 181ST STREET**



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