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Apr 01, 2014
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FILED SARPY CO. NE.
INSTRUMENT NUMBER

2014-06370

2014 Apr 01 01:18:48 PM

Sheryl J. Dowling

REGISTER OF DEEDS



WARRANTY DEED

THE CITY OF BELLEVUE, NEBRASKA, a municipal corporation, GRANTOR, in consideration of One (\$1.00) Dollar and other valuable consideration received from GRANTEE, **ROYCE CORNHUSKER, LLC, a Nebraska limited liability company,** herein called the GRANTEE, conveys to GRANTEE, the real estate (as defined in Neb. Rev. Stat. 76-201) described in Exhibit "A" attached hereto.

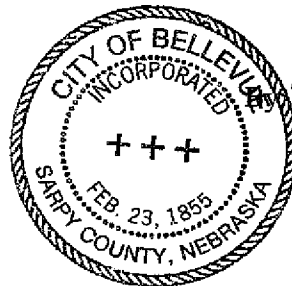
GRANTOR covenants (jointly and severally, if more than one) with GRANTEE that GRANTOR:

- (1) is lawfully seized of such real estate and that such real estate is free from encumbrances except easements, covenants, restrictions of record, current real estate taxes which are not delinquent and any and all existing encroachments;
- (2) has legal power and lawful authority to convey such real estate; and
- (3) warrants and will defend title to the real estate against the lawful claims of all persons claiming such real estate or any part thereof through except and subject to existing encroachments.

Executed: March 31, 2014

The City of Bellevue, Nebraska,
A Municipal Corporation, Grantor

Rita Sanders
Rita Sanders, Mayor



ATTEST:

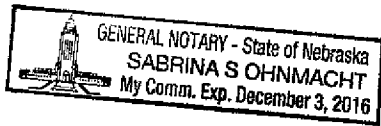
Kay Dammas
Kay Dammas, City Clerk

Record and Return to: Adams & Sullivan, P.C., L.L.O., 1246 Golden Gate Drive, Papillion, NE 680846

STATE OF NEBRASKA)
)SS:
COUNTY OF SARPY)

The undersigned, a notary public qualified in and for said county, does hereby certify that Rita Sanders and Kay Dammast, whose names as Mayor and City Clerk respectively, of the City of Bellevue, Nebraska, a municipal corporation, are signed to the foregoing instrument and who are each known to me and known to be such officers, acknowledged before me on this day and they, in their respective capacities as Mayor and City Clerk, executed and delivered said instrument as their voluntary act and deed and voluntary act and deed of such corporation.

Witness my hand and notarial seal this 31st day of March 2014.



Sabrina S Ohnmacht
Notary Public

EXHIBIT A TO WARRANTY DEED

PARCEL 1:

That part of Tax Lot 6A1 in Section 26, Township 14 North, Range 13 East of the 6th p.m., in the City of Bellevue, in Sarpy County, Nebraska, described as follows:

Beginning at a point where the North line of said Tax Lot 6A1 intersects the West right of way line of the new U.S. Highway No. 73-75, thence South along the West right of way line of said Highway 73-75, a distance of 800 feet, thence in a Westerly direction to a point on the East right of way line of the Union Pacific Railroad Company, at a point 600 feet South of a point where said East railroad right of way line intersects the North boundary line of said Tax Lot 6A1, thence in a Northeasterly direction along the East right of way line of said Union Pacific Railroad to the said point where said railroad right of way line intersects the North boundary line of Tax Lot 6A1, thence East along the North boundary line of Tax Lot 6A1 to the point of beginning, sometimes also known as Tax Lot 6A9;

AND

PARCEL 2:

A tract of land located in Sections 26 and 27, Township 14 North, Range 13 East of the 6th p.m., in the City of Bellevue, in Sarpy County, Nebraska, more particularly described as follows:

Beginning at the point of intersection of the West right of way line of U.S. Highway 73-75 and the North right of way line of Avery Road West, thence West along the said North right of way line of Avery Road West, 639.1 feet to the East right of way line of the Union Pacific Railroad, thence North on an angle right of 95°18' along the East right of way line of the Union Pacific Railroad, 422 feet, thence East on an angle right of 93°26', 538.7 feet to the West right of way line of said U.S. Highway 73-75, thence South on an angle right of 71°36' along the West right of way line of U.S Highway 73-75, 369.6 feet to the point of beginning, except that part thereof described in Warranty deed filed June 16, 1972 in Book 147 at page 1412, Sarpy County records, sometimes also known as Tax Lot 6A11;

AND

PARCEL 3:

That part of Tax Lot 6B in the Northeast Quarter of Section 27, Township 14 North, Range 13 East of the 6th p.m., in Sarpy County, Nebraska, more particularly described as follows:

Beginning at the Southwest corner of said Tax Lot 6B; thence South 69°22'15" East along the North right of way of Avery West Road (the West line of said Tax Lot 6B assumed South in direction) 29.88 feet to the intersection of the North right of way line of Avery West Road and the West line of the Union Pacific Railroad right of way; thence North 25°39'50" East along said railroad right of way, 318.15 feet to the intersection of the said railroad right of way and the East line of the said Northeast Quarter; thence North 0°26'45" West along the East line of said Northeast Quarter, 134.76 feet, thence North 77 °36'30" West 168.64 feet to the West line of said Tax Lot 6B, thence South along the West line of said Tax Lot 6B, 447.25 feet to the point of beginning, sometimes referred to as Tax Lot 6B2;

AND

The East 10 acres of that portion of Tax Lot 5A, lying North of the North right of way line of Avery Road, in Section 27, Township 14 North, Range 13 East of the 6th p.m. in Sarpy County, Nebraska sometimes also described as Tax Lot 5A2, except that part thereof described in Warranty Deed filed February 26, 1976 in Book 151 at page 415 Deed Records of Sarpy County, Nebraska;

AND

PARCEL 4:

A tract of land being part of Tax Lot 4A in Section 26, Township 14 North, Range 13 East of the 6th p.m., in the City of Bellevue, in Sarpy County, Nebraska, more particularly described as follows:

Bounded on the North by the North line of said Tax Lot 4A, on the West by the East right of way line of the Union Pacific Railroad Company, on the South by the South line of Tax Lot 4A, and on the East by the West right of way line of U.S. Highway 73-75, constructed in the year 1941, sometimes also known as Tax Lot 4A2;

AND

PARCEL 5:

That part of Lot 49, in Hillcrest Addition in Sarpy County, Nebraska lying between the West line of U.S. Highway 73-75 and the East line of the right of way of the Union Pacific Railroad Company, sometimes also described as Lot 49B, Hillcrest Addition.

AND

PARCEL 6:

Lot 153, Avery North, a Subdivision, as surveyed, platted and recorded in Sarpy County, Nebraska.

AND

PARCEL 7:

That part of Tax Lot 6A2, in the Northwest Quarter of Section 26, Township 14 North, Range 13 East of the 6th p.m., in the City of Bellevue, in Sarpy County, Nebraska, more particularly described as follows:

Beginning at the intersection of the West right of way line of the Union Pacific Railroad and the West line of said Northwest Quarter, thence North 25°39'30" East along said railroad right of way line, 134.99 feet, thence North 77°36'10" West, 60.92 feet to the West line of the said Northwest Quarter, thence South 0°26'45" East along the West line of said Northwest Quarter, 134.76 feet to the point of beginning, sometimes also referred to as Tax Lot 6A2B.