



DEED 2016035996



MAY 13 2016 12:46 P 2

Nebr Doc
Stamp Tax

05-13-2016
Date

\$ 805.50

By LC

Fee amount: 16.00
FB: 01-60000
COMP: LC

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
05/13/2016 12:46:02.00



2016035996

Return to: TitleCore National, LLC, 9140 West Dodge Road, Suite 380, Omaha, NE 68114

WARRANTY DEED

KNOW THAT ALL MEN BY THESE PRESENTS THAT I or WE, Jennifer A. Pospichal and William A. Pospichal, wife and husband, GRANTORS, in consideration of One Dollar and other valuable consideration received from grantees, do hereby grant, bargain, sell, convey, and confirm unto 204 FStreet, LLC, a Nebraska limited liability company, GRANTEE, the following described real property in Douglas County, Nebraska:

SEE ATTACHED EXHIBIT "A"

To have and hold above described premises together with all tenements, hereditaments and appurtenances thereto belonging unto the grantees and their assigns forever.

And the grantor does hereby covenant with the grantees and their assigns that grantor is lawfully seized of said premises; that they are free from any encumbrance except covenants, easements and restrictions of record; all regular taxes and special assessments, except those levied or assessed subsequent to date hereof; that grantor has good right and lawful authority to convey the same; and that grantor warrants and will defend the title to said premises against the lawful claims of all persons whomsoever.

Executed :

AT HAND MAY 5, 2016

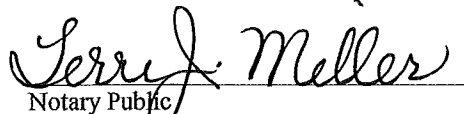

Jennifer A. Pospichal


William A. Pospichal

STATE OF NEBRASKA

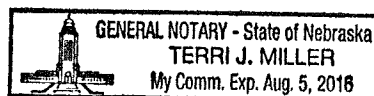
COUNTY OF Douglas

The foregoing instrument was acknowledged before me this 5 day of May, 2016, by Jennifer A. Pospichal and William A. Pospichal, wife and husband.


Notary Public

My commission expires:

8-5-2016



TC2757C

EXHIBIT "A"
LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 15 NORTH, RANGE 10 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 36; THENCE ON THE NORTH LINE OF SAID SOUTHEAST QUARTER ON AN ASSUMED BEARING OF S87°31'20"W, 1319.15 FEET, TO THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE S02°37'17"E ON THE EAST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, 865.56 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING, S02°37'17"E ON SAID EAST LINE, 454.69 FEET TO THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE S87°28'22"W ON THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, 702.30 FEET; THENCE N05°55'41"W, 45.54 FEET; THENCE N10°05'07"E, 98.33 FEET; THENCE N21°05'54"E, 98.33 FEET; THENCE N32°06'42"E, 98.33 FEET; THENCE N43°07'29"E, 98.33 FEET; THENCE N54°08'17"E, 98.33 FEET; THENCE N65°09'04"E, 98.33 FEET; THENCE N76°09'52"E, 98.33 FEET; THENCE N87°10'39"E, 98.33 FEET; THENCE S81°48'33"E, 98.33 FEET; THENCE S70°47'46"E, 52.42 FEET TO THE POINT OF BEGINNING.