



DEED 2007067651



JUN 15 2007 11:49 P 2

Nebr Doc Stamp Tax
<u>6-15-07</u> Date
<u>\$562.50</u>
By <u>MS</u>

Return To:  
DRI Title & Escrow  
12720 I Street Suite 100  
Omaha, NE 68137

Received - DIANE L. BATTIATO  
 Register of Deeds, Douglas County, NE  
 6/15/2007 11:49:57.55  
  
 2007067651

### WARRANTY DEED

#### KNOW ALL MEN BY THESE PRESENTS

Rita G. Biniamow Trustee of the Rita G. Biniamow Trust Agreement dated June 14, 2001

herein called the grantor whether one or more, in consideration of One Dollar and other valuable consideration received from grantee, do hereby grant, bargain, sell, convey and confirm unto

TDWFTM, L.L.C., a limited liability company

herein called the grantee whether one or more, the following described real property in Douglas County, Nebraska, more particularly described as follows:

See Attached Legal Description marked "Exhibit A"

To have and to hold the above described premises together with all tenements, hereditaments and appurtenances thereto belonging unto the grantee and to grantee's heirs and assigns forever.

And the grantor does hereby covenant with the grantee and with grantee's heirs and assigns that grantor is lawfully seized of said premises; that they are free from encumbrance except covenants, easements and restrictions of record, if any; and free from 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 this 15<sup>th</sup> day of June, 2007.

Rita G. Biniamow Trustee of the Rita G. Binamow Trust Agreement date June 14, 2001

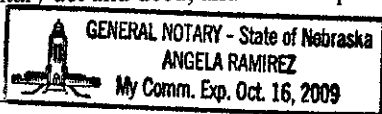
BY: Rita G. Biniamow, Trustee  
Rita G. Biniamow, Trustee

STATE OF NEBRASKA

COUNTY OF DOUGLAS

On this 15<sup>th</sup> day of June, 2007, before me, the undersigned Notary Public in and for said County and State, personally appeared Rita G. Biniamow Trustee of the Rita G. Biniamow Trust agreement dated June 14, 2001, known to me to be the identical person(s) named in and who executed the foregoing instrument and acknowledged that he/she/they executed the same as his/her/their voluntary act and deed, and in the capacity stated therein.

Notary Public



Deed 10.50 FB 01.60000  
 G 2/ BKP 35-15-1200 COMP \_\_\_\_\_  
 DEL \_\_\_\_\_ SCAN \_\_\_\_\_ FV \_\_\_\_\_

A-1085718

DRI  
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1085718-142055

✓ 34362

## Exhibit "A"

All in the West half of Section 35, Township 15 North, Range 12 East of 6th P.M. commencing at the West Quarter corner of Section 35; thence South 0°05' West (assumed bearing) along the West line of the Southwest Quarter of said Section 35 a distance of 48 feet; thence South 81°08' East for a distance of 97.5 feet to the point of beginning; thence South 11°59' East for a distance of 112.4 feet along the Northeasterly right-of-way line of the Interstate Highway No. 80 Interchange to a point of curvature of a 3,1661° curve; thence along said 3,1661° curve (with the Northerly tangent bearing of South 8°52' West) to the left for a distance of 78 feet; thence South 81°08' East for a distance of 146.15 feet; thence North 60°37' East for a distance of 56.25 feet; thence North 8°52' East to the center of the Big Papillion Creek; thence Northwesterly along the center of said Creek to intersect the projected Easterly right-of-way line of the Interstate Highway No. 80 Interchange; thence South 11°59' East for a distance of 45.0 feet more or less, to the point of beginning.

NWSW

### EXCEPT AS FOLLOWS:

A Tract of land located in the Northwest Quarter of the Southwest One-Quarter of Section 35, Township 15 North, Range 12 East of the 6th P.M., Douglas County Nebraska, described as follows: Commencing at the West One-Quarter Corner of said Section 35; thence South 02°08'42" East (assumed bearing) 48.00 feet along the West line of said Southwest One-Quarter; thence South 83°21'42" East 97.50 feet to the Easterly right-of-way line of 84th Street and point of beginning. Thence North 13°43'01" West 43.03 feet along said East right-of-way line to the center line of the Big Papillion Creek; thence South 62°57'50" East 262.66 feet along said center line; thence South 06°23'37" West 97.51 feet; thence South 58°13'02" West 33.09 feet; thence North 43°39'08" West 65.78 feet; thence North 32°13'44" West 54.38 feet; thence North 81°45'51" West 38.40 feet thence North 63°16'21" West 63.44 feet to the East right-of-way line of 84th Street thence along said East right-of-way line North 13°43'01" West 66.18 feet to the point of beginning.