



DEED 2016030966



APR 28 2016 09:51 P 2

Nebr Doc
Stamp Tax

04-28-2016
Date

\$1755.00

By MB

Fee amount: 16.00
FB: 69-38914
COMP: MB

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
04/28/2016 09:51:12.00



2016030966

RETURN TO:
Dingman's Investments, LLC
3402 N 120th Street
Omaha, NE 68164

CORPORATE WARRANTY DEED

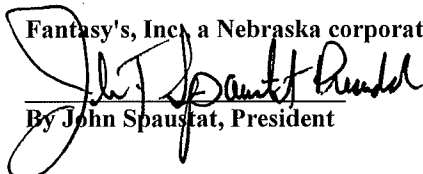
THE GRANTOR, Fantasy's, Inc., a Nebraska corporation in consideration of **One Dollar and other valuable consideration**, receipt of which is hereby acknowledged, hereby conveys to **Dingman's Investments, LLC, a Nebraska limited liability company, GRANTEE(s)**, the following described real estate (as defined in Neb. Rev. Stat. 76-201) in **Douglas County, NE:**

See Exhibit A

THE GRANTOR covenants with GRANTEES that GRANTOR:

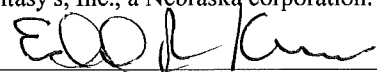
- (1) is lawfully seized of such real estate and that it is free from encumbrances subject to easements, reservations, covenants and restrictions of record, **and subject to all regular taxes and special assessments;**
- (2) has legal power and lawful authority to convey the same; and
- (3) warrants and will defend the title to the real estate against the lawful claims of all persons.

Executed : April 21, 2016

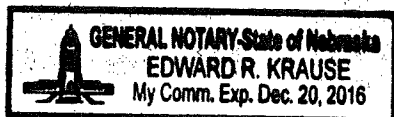
Fantasy's, Inc. a Nebraska corporation

By John Spaustat, President

STATE OF NEBRASKA
COUNTY OF Douglas

The foregoing instrument was acknowledged before me this 21st day of April, 2016 by John Spaustat, President of Fantasy's, Inc., a Nebraska corporation.


Notary Public
My Commission expires on Dec 20, 2016

13515C-16



Escrow File No.: 13515C-16

EXHIBIT "A"

All of Lot 10 and Part of Lot 9, Tranquility Place Replat, an addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska, more particularly described as follows:

Beginning at the Northeast corner of said Lot 10, Tranquility Place Replat, thence S00°10'47"E (assumed bearing) along the Westerly right-of-way line of 120th Street, a distance of 51.73 feet; thence S09°10'00"W along said Westerly right-of-way line of 120th Street, a distance of 30.91 feet, thence S01°43'39"W along said Westerly right-of-way line of 120th Street, a distance of 101.01 feet; thence Southwesterly along said Westerly right-of-way line of 120th Street and the Northerly right-of-way line of Emmet Street, on a curve to the right with a radius of 27.00 feet, a distance of 41.03 feet, said curve having a long chord which bears S45°15'49"W, a distance of 37.20 feet; thence Southwesterly along said Northerly right-of-way line of Emmet Street, on a curve to the left with a radius of 300.00 feet, a distance of 170.09 feet, said curve having a long chord which bears S72°33'48"W, a distance of 167.82 feet; thence S56°19'15"W along said Northerly right-of-way line of Emmet Street, a distance of 7.01 feet, thence N00°10'47"W, a distance of 262.94 feet, thence N89°49'13"E along the North line of said lot 10, Tranquility Place Replat and the Westerly extension thereof, a distance of 201.00 feet to the Point of Beginning.