



DEED 2006094187



AUG 17 2006 11:16 P 2

Nebr Doc Stamp Tax
8-17-06
Date
\$ 922.50
By <i>JTB</i>

Received - DIANE L. BATTIATO  
Register of Deeds, Douglas County, NE  
8/17/2006 11:16:40.04



2006094187

This instrument was prepared by and upon recordation should be returned to:  
Robert W. Rieke, Esq., 409 South 17<sup>th</sup> Street, Suite 500, Omaha NE 68102

### WARRANTY DEED

J.M. PROPERTIES, INC., a Nebraska corporation, successor by merger to Georgetown, Inc. ("Grantor"), in consideration of Ten Dollars (\$10.00) received from CHILDREN'S HOSPITAL, a Nebraska non-profit corporation ("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; (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.

Dated: AUGUST 11, 2006.

J.M. PROPERTIES, INC., a Nebraska corporation,  
successor by merger to Georgetown, Inc.

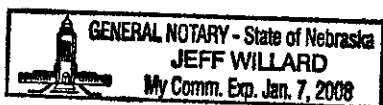
By *Marion J Moritz*  
Title:

STATE OF NEBRASKA            )  
  ) ss.  
COUNTY OF DOUGLAS        )

On this 11<sup>th</sup> day of AUGUST, 2006, before me, a notary public in and for said county and state, personally came MARION J. MORITZ, PRESIDENT of J.M. PROPERTIES, INC., a Nebraska corporation, successor by merger to Georgetown, Inc., known to me to be the identical person who signed the foregoing instrument and acknowledged the execution thereof to be his voluntary act and deed and the voluntary act and deed of said corporation.

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

[SEAL]



Notary Public *Jeff Willard*

Deed 2/1/06

FEE	10.50	01.60000
BK	23.15.12	COMP
DEL	11732	FV
		Page 1
		TA-52197 <sup>sc</sup>

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

**That part of the Northwest Quarter of the Northwest Quarter (NW¼ NW¼) of Section 23, Township 15 North, Range 12 East of the 6th P.M., in the City of Omaha, in Douglas County, Nebraska, more particularly described as follows:**

**Beginning at the intersection of the East line of the right-of-way of 84th Street (said East line being 33 feet East of Section line) and the South line of the right-of-way, as it now exists, of the Lincoln Highway, being U. S. Highway #30A; thence East, along the said South right-of-way line of said Lincoln Highway, a distance of 53.15 feet, more or less, to the point where the said right-of-way line turns right in a Southeasterly direction; thence turning to the right, and continuing in a Southeasterly direction along the South right-of-way line of said Lincoln Highway, a distance of 125 feet; thence Southwesterly, on a straight line, to a point on the East right-of-way line of 84th Street, located 150 feet South of the Point of Beginning; thence North, along the East right-of-way line of 84th Street, a distance of 150 feet, to the Point of Beginning.**