



DEED 2008111413



NOV 19 2008 11:01 P 2

Nebr Doc Stamp Tax	
11-19-08	
Date	\$ 9.00
By	<i>[Signature]</i>

Deed
 2-10⁵⁵
 23-15-12 MB
 FB 01-60000
 C/O _____ COMP _____
 SCAN _____

Received - DIANE L. BATTIATO
 Register of Deeds, Douglas County, NE
 11/19/2008 11:01:02.90



2008111413

-After recording return to: Troy F. Meyerson, 409 South 17th Street, Omaha, NE 68102

WARRANTY DEED

KENT, INC., a Nebraska corporation ("Grantor"), in consideration of TEN DOLLARS (\$10.00) received from CHILDREN'S HOSPITAL, a Nebraska nonprofit corporation ("Grantee"), conveys to Grantee, the real estate legally described on Exhibit "A" attached hereto and by this reference made a part hereof.

Grantor covenants with Grantee that Grantor: (1) is lawfully seized of such real estate and that it is free from all liens but subject to all easements, covenants, conditions and restrictions of record; (2) has legal power and lawful authority to convey the same; and (3) warrants and will defend title to the real estate against the lawful claims of all persons.

Dated: November 12, 2008.

KENT, INC.

By *[Signature]*
 Gary A. Perkins, President

STATE OF NEBRASKA)
) ss.
 COUNTY OF DOUGLAS)

On this 12 day of November, 2008, before me, a notary public in and for said county and state, personally came GARY A. PERKINS, President of KENT, INC., a Nebraska corporation, 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]

[Signature]
 Notary Public

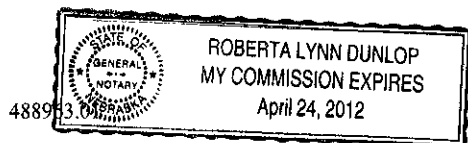


EXHIBIT "A"

That part of the Northwest Quarter of the Northwest Quarter (NW¹/₄NW¹/₄) 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 a point on the North line of Block 1, Beverly Hills, an Addition to the City of Omaha, as surveyed, platted and recorded, in Douglas County, Nebraska (said line bearing 89°58' West) and 213.5 feet East of the West line of said Section 23; thence North 33°13' East, for 204.0 feet to the Southerly line of West Dodge Road; thence South 67°58' East, along the Southerly line of West Dodge Road for 191.9 feet; thence South 00°02' West, for 101.1 feet; thence North 89°58' West, along the North line of said Block 1, Beverly Hills, for 289.55 feet to the Point of Beginning.

Together with easement rights appurtenant thereto as established by Easement Agreement dated July 20, 1985 and recorded June 28, 1985, in Book 743 at Page 406, as amended by Amended Easement Agreement dated February 27, 1986 and recorded February 27, 1986, in Book 766 at Page 190, both of the Miscellaneous Records of Douglas County, Nebraska.