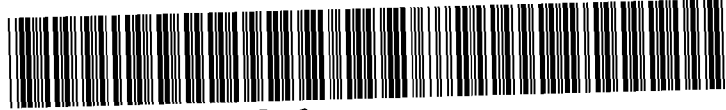


DEED 2013001167



JAN 04 2013 13:58 P 2

Nebr Doc Stamp Tax
01-04-2013 Date
\$ 540.00
By CC

Fee amount: 16.00
FB: 10-40580
COMP: CC

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
01/04/2013 13:58:47.00



2013001167

WARRANTY DEED

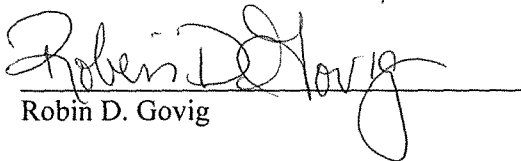
Know all men by these presents, that, **Robin D. Govig, a single person**, herein called the grantor whether one or more, for and in consideration of the sum of One dollar and other valuable consideration received from grantee, does hereby grant, bargain, sell, convey and confirm unto **Izard-45, LLC, a Nebraska limited liability company**, herein referred to as "Grantee", the following described real property:

See attached Exhibit "A"

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

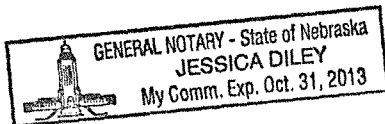
And the grantor does hereby covenant with the grantee and with grantee's heirs and assigns that grantor is lawfully seized of said premises; that they are free from encumbrances except covenants, easements and restrictions of record; all regular taxes and special assessments, except those levied or assessed subsequent to date hereof; that grantor has 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.

Dated: December 21, 2012


Robin D. Govig

STATE OF NEBRASKA
COUNTY OF DOUGLAS

The foregoing instrument was acknowledged before me on December 21, 2012 by Robin D. Govig, a single person. Robin D. Govig personally appeared before me, a General Notary Public for the State of Nebraska, and is either personally known to me or was identified by me through satisfactory evidence.




Notary Public

Exhibit A

All of Lots 9, 10 and 11, in Block 4, in WALNUT HILL, an Addition to the City of Omaha, as surveyed, platted and recorded, in Douglas County, Nebraska, together with the North Half (N1/2) of the vacated alley adjacent thereto on the South;

And,

That part of Lots 12, 13 and 14, in Block 4, in WALNUT HILL, an Addition to the City of Omaha, as surveyed, platted and recorded, in Douglas County, Nebraska, lying Westerly of the Westerly line of the abandoned Missouri Pacific Railroad right-of-way, together with the South Half (S1/2) of the vacated alley adjacent thereto on the North, EXCEPT the South 13.00 feet of said Lot 12 taken for Cuming Street right-of-way;

And,

That part of the abandoned Missouri Pacific Railroad right-of-way lying within Lots 6, 7, 8, 12, 13, 14 and 15, in Block 4, in WALNUT HILL, an Addition to the City of Omaha, as surveyed, platted and recorded, in Douglas County, Nebraska, described as follows:

Commencing at the Northeast corner of Lot 4, in said Block 4; thence West (assumed bearing), 115.00 feet, on the North line of said Block 4, to the Point of Beginning; thence South 27°24'09" West, 177.94 feet, to the centerline of the vacated alley running through said Block 4; thence South 36°06'24" West, 179.49 feet, to the North line of Cuming Street, said North line being 13.00 feet North of the South line of said Block 4; thence South 89°58'41" West, 59.74 feet, on the North line of Cuming Street and on a line 13.00 feet North of and parallel to the South line of said Block 4, to the Westerly line of said abandoned railroad; thence North 37°12'33" East, 102.99 feet, on the West line of said abandoned railroad, to the West line of Lot 14, in said Block 4; thence South 00°04'47" West, 7.50 feet, on the West line of said abandoned railroad and on the West line of Lot 14, in said Block 4; thence Northeasterly, on the Westerly line of said abandoned railroad, on a 1,382.39 foot radius curve to the left, chord bearing North 32°40'25" East, chord distance 74.25 feet, an arc distance of 74.26 feet, to a point on the North line of Lot 14, in said Block 4, said point being 10.00 feet West of the Northeast corner of said Lot 14; thence North 00°00'38" West, 8.00 feet, to the centerline of the vacated alley running through said Block 4; thence North 89°59'22" East, 10.01 feet, on the centerline of said vacated alley, to a point on the Southerly extension of the West line of Lot 8, in said Block 4; thence North 00°04'12" East, 157.98 feet, on the West line of said Lot 8, to the Northwest corner of said Lot 8; thence East, 134.85 feet, on the North line of said Block 4, to the Point of Beginning.