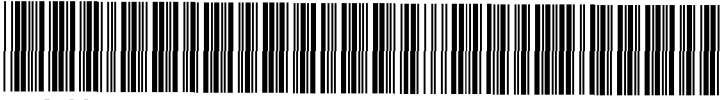




DEED 2016100510



DEC 02 2016 07:51 P 2

Nebr Doc
Stamp Tax

12-02-2016
Date

\$2700.00

By PN

Fee amount: 16.00
FB: 01-60000
COMP: PN

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
12/02/2016 07:51:57.00



Return to: TitleCore National, LLC , 9104 West Dodge Road, Suite 380, Omaha, NE 68114

WARRANTY DEED

KNOW THAT ALL MEN BY THESE PRESENTS THAT I or WE, Robert Campos, a single person, GRANTOR, in consideration of One Dollar and other valuable consideration received from grantee,, do hereby grant, bargain, sell, convey, and confirm unto Total Transit, LLC, a Nebraska limited liability company, GRANTEE, the following described real property in Douglas County, Nebraska:

Part I-

That portion of vacated "D" Street, of vacated 41st Street, and of Blocks 2, 3 and 4, and the vacated alleys in said blocks in Thomas & Sears Addition; all in the West 1/2 of the Southeast 1/4 of Section 32, Township 15 North, Range 13 East of the 6th P.M., in the City of Omaha, Douglas County, Nebraska, together bounded and described as follows: Beginning at a point on the West line of Block 3, said Thomas & Sears Addition, located 50.0 feet distant Southeasterly, measured at right angles from the centerline between double main tracks of said Union Pacific Railroad Company, as now constructed and operating; thence South, 176.02 feet along the West line of Blocks 3 and 4, in said Thomas & Sears Addition; thence N 78° 18' E along a line parallel with the centerline between two main line tracks of the Chicago & North Western Railway Co., as now located and established, 399.75 feet; thence N 22° 10' W, a distance of 234.29 feet; thence S 67° 50' W parallel with and 50 feet from the centerline of the double main track of said Union Pacific Railroad Co., 327.21 feet to the point of beginning.

Part II-

That portion of Tax Lot 11, vacated "C" Street, vacated 40th Street, and Blocks 1 and 2 and the vacated alleys in said blocks, in Thomas & Sears Addition, all in the West 1/2 of the Southeast 1/4 of Section 32, Township 15 North, Range 13 East of the 6th P.M., in the City of Omaha, Douglas County, Nebraska, bounded and described as follows: Beginning at a point which is located 50.00 feet distant Southeasterly, measured at right angles from the centerline between the double main tracks of the Union Pacific Railroad Company, as now constructed and operated, and 327.21 feet N 67° 50' E of the West line of Block 3, said Thomas & Sears Addition; thence S 22° 10' E, 234.29 feet; thence N 78° 18' E along a line parallel with the centerline between two main line tracks of the Chicago & Northwestern Railway Co., as now located and established, 159.86 feet to a point on a curve; thence Northeasterly on a curve to the right (radius being 135.0 feet), chord bearing N 33° 26' E for a chord distance of 160.67 feet; thence N 20° 03' W, 173.14 feet; thence S 67° 50' W, parallel with and 50 feet Southerly from the centerline of the double main track of said Union Pacific Railroad Company, 296 feet to the point of beginning.

EXCEPTING THEREFROM, the minerals underlying the surface of said land and all rights and easements in favor of the estate of said minerals.

To have and hold above described premises together with all tenements, hereditaments and appurtenances thereto belonging unto the grantees and their assigns forever.

And the grantor does hereby covenant with the grantees and their assigns that grantor is lawfully seized of said premises; that they are free from any encumbrance 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

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: November 28, 2016

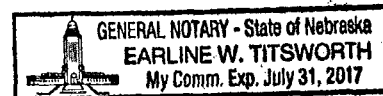
Robert Campos
Robert Campos

STATE OF NEBRASKA
COUNTY OF DOUGLAS

The foregoing instrument was acknowledged before me this 28th day of November, 2016 by
Robert Campos.

Earline W. Titsworth
Notary Public

My commission expires: July 31, 2017



19623C-16

For indexing purposes:
Lots 1-8, Block 2
Lots 1-3 & 5-8, Block 3
Lot 4, Block 4
Lot 4, Block 1
NWSE 32-15-13