



DEED 2009056372



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Stamp Tax

6-2-09  
Date

\$18675.<sup>00</sup>

By *R*

*Deed*

5 FEE 25.50 FB 53-30462

BKP \_\_\_\_\_ C/O \_\_\_\_\_ COMP *SB rec'd*

1 DEL \_\_\_\_\_ SCAN \_\_\_\_\_ FV \_\_\_\_\_

Received - DIANE L. BATTIATO  
Register of Deeds, Douglas County, NE  
6/2/2009 13:54:49.41



2009056372

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Check Number  
v6722102665



## **Exhibit A to the Deed**

### **Legal Description**

Real property in the City of Omaha, County of Douglas, State of Nebraska, described as follows:

Parcel 1:

Lot 1, Pierson's Subdivision Replat 2, an Addition to the City of Omaha, in Douglas County, Nebraska, EXCEPT that part conveyed to the City of Omaha by Warranty Deed filed March 2, 2002 in Book 2204 at Page 221 described as follows: Beginning at the Southwest corner of said Lot 1; thence Easterly along the Southerly line of said Lot 1, a distance of 327.70 feet; thence Northerly along the Easterly line of said Lot 1, a distance of 3.0 feet; thence Westerly, along a line 3.0 feet Northerly of, perpendicular measurement and parallel to, the Southerly line of said Lot 1, a distance of 306.7 feet; thence Northwesterly a distance of 35.1 feet to a point on the Westerly line of said Lot 1; thence Southerly, along the Easterly line of said Lot 1, a distance of 31.0 feet to the point of beginning.

Parcel 2:

Non-exclusive easements as contained in the certain Roadway and Parking Easement and Covenants Agreement filed January 18, 1980 in Book 627 at Page 622, Miscellaneous Records, Douglas County, Nebraska.

Parcel 3:

Non-exclusive easements as contained in that certain Roadway and Parking Easement and Covenants Agreement filed January 18, 1980 in Book 627 at Page 633, Miscellaneous Records, Douglas County, Nebraska.

APN: 1214 0061 20

## **Exhibit B to the Deed**

### **List of Permitted Exceptions**

1. Taxes and Assessments for the year 2009, none now due or payable.
2. Easements shown on the Administrative Subdivision of Piersons Subdivision Replat 2 filed April 22, 1996 in Book 1174 at Page 740, Miscellaneous Records, Douglas County, Nebraska.
3. Easement granted to the State of Nebraska by instrument filed May 28, 1973 in Book 522 at Page 491, Miscellaneous Records, Douglas County, Nebraska.  
  
Partial Release of Easement filed November 15, 1979 in Book 624 at Page 2, Miscellaneous Records, Douglas County, Nebraska.
4. Easement granted to the Omaha Public Power District and the Northwestern Bell Telephone Company by instrument filed October 2, 1973 in Book 528 at Page 113, Miscellaneous Records, Douglas County, Nebraska.
5. Subject to and together with terms and conditions of the Roadway and Parking Easement and Covenants Agreement dated January 18, 1980, filed January 18, 1980 in Book 627 at Page 622, Miscellaneous Records, Douglas County, Nebraska; Reinstated by the Easement and Covenants Agreement filed November 9, 2004 as Instrument No. 2004146320.
6. Subject to and together with terms and conditions of the Roadway and Parking Easement and Covenants Agreement dated January 18, 1980, filed January 18, 1980 in Book 627 at Page 633, Miscellaneous Records, Douglas County, Nebraska; Reinstated by the Easement and Covenants Agreement filed November 9, 2004 as Instrument No. 2004146320.
7. Right of Way Easement granted to the Omaha Public Power District and the Northwestern Bell Telephone Company by instrument filed November 30, 1979 in Book 624 at Page 723, Miscellaneous Records, Douglas County, Nebraska.
8. The rights of the tenants described on Exhibit C to this Deed only, as tenants in possession under current leases without option to purchase the land or rights of first refusal to purchase the land.

**Exhibit C to the Deed**

**Tenants in possession under current leases**

<b><u>Tenant</u></b>	<b><u>Leased Premises (sq ft)</u></b>
1 AOSNC, LLC	8,085
2 Atherton Counseling Services	507
3 Believe & Succeed Consulting	2,320
4 F.A. Richard & Associates	3,321
5 Federal Home Loan Bank of Topeka	439
6 Great Plains Minority Supplier	1,288
7 Gunderson Law Offices	1,137
8 Insearch, Inc.	3,932
9 Kimberly Clark Global Sales	1,399
10 Verizon (formerly MCI)	11,607
11 Mutual of Omaha Insurance	6,079
12 National Creditors Connection, Inc.	6224
13 Omaha World-Herald Company	11,770
14 The Optimas Group, LLC	1,668
15 Robert Newman	445
16 Robert Woltemath	432
17 Saul K. Onyeuke	350
18 TEKsystems, Inc.	4,571
19 TIAA-CREF	2,274
20 Citifinancial Auto Corp	1,577
21 West Coast Life Insurance	6,213