



DEED 2015035339



MAY 08 2015 16:25 P 2

Nebr Doc
Stamp Tax

05-08-2015

Date

\$ Ex002

By LC

Fee amount: 16.00
FB: 01-60000
COMP: LCReceived - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
05/08/2015 16:25:17.00

2015035339

After Recording Return To: Missouri River Title, 11239 Chicago Circle, Omaha, NE 68154 (402) 333-1025

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT I or WE, **Vern G. Kessler and Jenene M. Kessler, husband and wife**, Grantor herein, whether one or more, in consideration of One Dollar and other valuable consideration received from Grantee, do hereby grant, bargain, sell, convey and confirm unto The Metropolitan Community College Area, doing business as Metropolitan Community College, a Political Subdivision of the State of Nebraska, herein called the Grantee, whether one or more, the following described real property:

SEE EXHIBIT "A" ATTACHED HERETO

To have and to hold the above described premises together with all tenements, hereditaments 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 the said premises; that said premises are free from encumbrances except covenants, easements and restrictions of record and 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.

The Grantor and Grantee entered into a written Purchase Agreement as of the 24th day of February, 2015, and all of the express undertakings, promises, representations and warranties set forth in such Purchase Agreement shall survive the closing of the underlying transaction, shall be enforceable thereafter, and shall not be deemed to have been merged in this Deed.

Dated this 6 day of May, 2015.

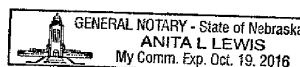
Vern G. Kessler

Jenene M. Kessler

State of Nebraska)
) ss.
County of Douglas)

The foregoing instrument was acknowledged before me on this 6 day of May, 2015, by Vern G. Kessler and Jenene M. Kessler, husband and wife.

Notary Public

My commission expires: 10-12-16

File No.: 20150215

EXHIBIT "A"
LEGAL DESCRIPTION

02-28260

Parcel 1: South 48 feet of Lot 16, O'Briens Addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska, plus a parcel of ground described as follows: Commencing at the Southwest corner of Lot 16, O'Brien's Addition to the City of Omaha, thence North along the West line of said Lot 16, 49.6 feet to the South line of Saratoga Street; thence West along the South line of Saratoga Street 7.5 feet; thence South along a line 7.5 feet West of and parallel to the West line of said Lot 16, a distance of 49.6 feet; thence East 7.5 feet to the point of beginning; and Lot 17, O'Brien's Addition to the City of Omaha, as surveyed, platted and recorded, Douglas County, Nebraska; and except that part deeded to the State of Nebraska, filed April 30, 1984 in Book 1728 at page 483.

02-28260

Parcel 2: A portion of that part of the alley adjoining Lots 16, 17 and 18, O'Briens Addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska, and a portion of the East 6 feet of Tax Lot 23 of the NW 1/4 of Section 4, Township 15 North, Range 13, East of the 6th p.m., Douglas County, Nebraska, all as referenced in the Quiet Title Decree indexed at Docket 972, Page 620 in the District Court of Douglas County, Nebraska and recorded as Instrument 2015019586, public records of Douglas County, Nebraska. Said portion being more particularly described as follows: Commence at the Southwest corner of said Lot 17; thence S87°22'01" West along a Westerly projection of the South line of said Lot 17, a distance of 21.26 feet to a point on the West line of the aforesaid East 6 feet of Tax Lot 23 (also known as the East line of Lot 1, Fort Omaha Campus, a Subdivision, as surveyed, platted and recorded in Douglas County, Nebraska); thence N02°44'16" West along the aforesaid West line of the East 6 feet, a distance of 111.66 feet to a point of intersection with the Westerly projection of the North line of the South 48 feet of said Lot 16; thence N87°21'52" East along said projected North line, a distance of 13.27 feet to a point on the West line of the East 7.5 feet of the aforesaid alley; thence S02°59'32" East along said parallel line, a distance of 48.29 feet to a point on the Westerly projection of the North line of the aforesaid Lot 17; thence N87°21'52" East, a distance of 7.50 feet to the Northwest corner of said Lot 17; thence S02°59'32" East along the West line of said Lot 17, a distance of 63.37 feet to the point of beginning.

NE 1/4 OF THE NW 1/4 in 04-15-13

File No.: 20150215