
THIS PAGE INCLUDED FOR INDEXING
PAGE DOWN FOR BALANCE OF INSTRUMENT

RETURN TO: PETER G. SIROTKIN
OMAHA FIXTURE INTERNATIONAL
10320 J STREET
OMAHA NE 68127

CHECK NUMBER

After recording, return to:

Scott A. Dugan
Omaha Fixture International
10320 J St.
Omaha, NE 68127

SPECIAL WARRANTY DEED


THE COUNTY OF DOUGLAS, NEBRASKA, in consideration of the sum of One Hundred Dollars (\$100.00) from Omaha Fixture Manufacturing, Inc., a Nebraska corporation ("Grantee"), does hereby grant, bargain, sell, and convey unto Grantee the following described premises:

See Attached Exhibit "A"

To have and to hold the above-described premises unto the said Grantee and to its successors and assigns forever; and that the said County of Douglas, Nebraska hereby covenants and that said premises are free and clear of all liens and encumbrances, except rights of ways, easements, covenants, and restrictions of record and it does hereby covenant to specially warrant and defend the premises against the lawful claims and demands of all persons claiming by, through, or under it and against no other claims or demands.

DATED this 1st day of May, 2018.

THE COUNTY OF DOUGLAS, NEBRASKA

BY: 
Title: Chair

STATE OF NEBRASKA)
)SS
COUNTY OF DOUGLAS)

Before me the undersigned, a notary public, personally came Chris Rodgers, to me personally known to be the Chair of the Board of Commissioners of Douglas County, Nebraska, and he/she acknowledged the execution of the above document to be his/her voluntary act and added such office and that the execution of this document was duly authorized by the Board of Commissioners of said County.

Witness my hand and notarial seal the day and year last above written.


Notary Public

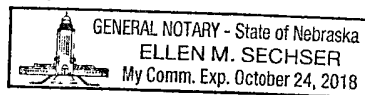


EXHIBIT A

File No.: 94010131

A tract of land in the Southeast Quarter of the Northwest Quarter of Section 4, Township 14 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 619.91 feet North of and 1913.68 feet East of the Southwest corner of the Northwest Quarter of said Section 4, said point being on the North right-of-way line of "J" Street and assuming said right-of-way line to bear due East and West; thence North $00^{\circ}38'50''$ West for a distance of 321.33 feet to a point on the Southerly right-of-way line of the U.P.P.R. Overmeyer Spur Track; thence on a curve to the left along said right-of-way line, said curve having a long chord of 367.94 feet bearing North $55^{\circ}45'01''$ East, and a radius of 393.06 feet for an arc distance of 382.91 feet; thence North $89^{\circ}59'47''$ East for a distance of 51.40 feet to a point on the Westerly right-of-way line of the U.P.P.R. lead track; thence South $00^{\circ}39'01''$ East along said Westerly right-of-way line for a distance of 528.43 feet to a point on the North right-of-way line of "J" Street; thence South $90^{\circ}00'00''$ West along said North right-of-way line for a distance of 357.91 feet to the Point of Beginning.

AND

All goods, machinery, equipment and goods which may become fixtures, contract rights, general intangibles and other personal property acquired out of the proceeds of the \$1,600,000 County of Douglas, Nebraska, Industrial Development Revenue Bonds (Omaha Fixture Manufacturing Project) dated November 1, 1984