



DEED 2008021890



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Nebr Doc Stamp Tax
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\$ 517 <sup>50</sup>
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Deed  
 FEE 10<sup>00</sup> FB 10-40580  
 2 EKP \_\_\_\_\_ C/O \_\_\_\_\_ COMPL \_\_\_\_\_  
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Received - DIANE L. BATTIATO  
 Register of Deeds, Douglas County, NE  
 3/6/2008 12:55:02.73



2008021890

WARRANTY DEED

Know all men by these presents, that **William L. Gayer a/k/a W.L. Gayer and Jean M. Gayer, husband and wife**, 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, do hereby grant, bargain, sell, convey and confirm unto **Omar-5, LLC, a Nebraska limited liability company**, herein referred to as "Grantee", the following described real property:

**Lots located in Walnut Hill, an Addition to the City of Omaha, in Douglas County, Nebraska more particularly described on Exhibit "A" attached hereto**

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; that they are free from 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: February 8, 2008

William L. Gayer  
 William L. Gayer

Jean M. Gayer  
 Jean M. Gayer

STATE OF NEBRASKA )  
 )  
 COUNTY OF DOUGLAS )

The foregoing instrument was acknowledged before me on February 8, 2008 by William L. Gayer and Jean M. Gayer, Husband and Wife, who both personally appeared before me, a General Notary Public for the State of Nebraska, and who were both either personally known to me or who were identified by me through satisfactory evidence.



Elizabeth A. Bucklin  
 Notary Public

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EXHIBIT "A"

That part of the abandoned Missouri Pacific Railroad right of way running through Block 10, Walnut Hill, an Addition to the City of Omaha, Douglas County, Nebraska, described as follows: Beginning at the Northwest corner of Lot 3 in said Block 10, said corner being on the West line of said abandoned railroad; thence East (assumed bearing) 128.75 feet on the North line of said Block 10 to the East line of said abandoned railroad; thence  $S26^{\circ}13'11''W$  184.75 feet on the East line of said abandoned railroad to the South line of the vacated alley running through said Block 10; thence  $N89^{\circ}58'44''W$  197.63 feet on the South line of said vacated alley to the Northwest corner of Lot 17 in said Block 10; thence  $N00^{\circ}08'51''E$  8.00 feet on the Northerly extension of the West line of said Lot 17 to the centerline of said vacated alley; thence  $S89^{\circ}58'44''E$  99.94 feet on the centerline of said vacated alley to a point on the Southerly extension of the West line of Lot 4 in said Block 10; thence  $N00^{\circ}04'46''W$  8.00 feet to the Southwest corner of said Lot 4; thence  $N26^{\circ}48'47''E$  111.72 feet to a point on the East line of said Lot 4, said point being 50.00 feet South of the Northeast corner of said Lot 4; thence  $N00^{\circ}11'19''E$  50.00 feet on the East line of said Lot 4 to the point of beginning.

All of Lot 5 through 11, inclusive, Block 10, Walnut Hill, an Addition to the City of Omaha, Douglas County, Nebraska, together with the North  $\frac{1}{2}$  of the vacated alley adjoining said Lots 5 and 6 on the South, together with all of vacated alley adjoining said Lots 7 and 3 on the South, together with that part of Lot 4 in said Block 10, described as follows: Beginning at the Southwest corner of said Lot 4; thence Northerly 150.00 feet on the West line of said Lot to the Northwest corner of said Lot 4; thence Easterly 50.00 feet on the North line of said lot to the Northeast corner of said Lot 4; thence Southerly 50.00 feet on the East line of said Lot 4; thence Southwesterly 111.30 feet to the point of beginning.

Lots 12 to and including Lot 18, Block 17, Walnut Hill, an Addition to the City of Omaha, Douglas County, Nebraska.