



DEED 2016095910



NOV 16 2016 16:38 P 8

Nebr Doc Stamp Tax
11-16-2016 Date
\$5512.50
By BW

Fee amount: 52.00
FB: 11-16580
COMP: BW

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
11/16/2016 16:38:04.00



2016095910

GENERAL WARRANTY DEED

THIS DEED WITNESSETH, That effective as of this 07 day of Nov, 2016, J.P. Sethi and Renu Sethi, as Trustees of the Sethi Family Trust, dated October 1, 1998, as to an undivided 80% interest, and Malik Nasir Baz and Ann Marie Baz, Trustees of the Baz Family Trust under Trust Agreement dated December 8, 2005, as to an undivided 20% interest, Grantor, for and in consideration of the sum of TEN DOLLARS AND OTHER VALUABLE CONSIDERATIONS, does by these presents, GRANT, BARGAIN AND SELL, Convey and Confirm unto Lucky Omaha Hospitality LLC, a Nebraska limited liability company, Grantee, whose mailing address is 502 Pratt Ave., N. Schaumburg, IL 60193, ITS successors and assigns, the following described land situated in Douglas County, Nebraska, to-wit:

See attached Exhibit "A"

Subject to easements, reservations, restrictions, and covenants of record, if any.

TO HAVE AND TO HOLD The premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereto belonging or in anywise appertaining unto said Grantee, and unto its successors and assigns forever; said Grantor hereby covenanting that it is lawfully seized of an indefeasible estate in fee of the premises herein conveyed; that it has good right to convey the same; that said premises are free and clear from any encumbrance done or suffered by it or those under whom it claims, and that it will warrant and defend the title to said premises unto said Grantee and unto its successors and assigns forever, against the lawful claims and demands of all persons whomsoever.

[See Signature Page attached]

Chicago Title
L20164239 NS

IN WITNESS WHEREOF, said Grantor has caused these presents to be executed, pursuant to due authority, this 3rd day of November, 2016.

~~Grantor~~ The Sethi Family Trust
X J. P. Sethi
By: JEETANDEK P. SETHI
Title: Trustee

ACKNOWLEDGMENT

STATE OF _____)
)§
COUNTY OF _____)

On this ___ day of _____, 2016, before me, the undersigned, a Notary Public in and for said County and State, personally appeared _____, as _____ of _____, to me personally known, who being by me duly sworn did say that s/he is _____ of the Grantor Company in the foregoing deed, and said acknowledged said deed to be the free act and deed of said Company.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at my office in said County and State, the day and year last above written.

Notary Public
Printed Name: _____
My commission expires _____

See attached

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of CALIFORNIA

County of SAN DIEGO

On November 3, 2016 before me, TYLER ROSIER, Notary Public

personally appeared JEGTAMBOEN P. SETHU

NAME(S) OF SIGNER(S)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature] Tyler Rosier



OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the documents and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNED DESCRIPTION OF ATTACHED DOCUMENT

- Individual, Corporate Officer, Limited Partner(s), General Partner(s), Attorney-in-Fact, Trustee(s), Guardian/Conservator, Other

TITLE OR TYPE OF DOCUMENT

NUMBER OF PAGES

DATE OF DOCUMENT

SIGNER(S) OTHER THAN NAMED ABOVE SIGNER IS REPRESENTING: NAME OF PERSON(S) OR ENTITY(IES)

IN WITNESS WHEREOF, said Grantor has caused these presents to be executed, pursuant to due authority, this 07 day of Nov, 2016.

~~[Grantor]~~ The Sethi Family Trust

X Renu Sethi

By: RENU SETHI

Title: Trustee

ACKNOWLEDGMENT

STATE OF _____)
)§
COUNTY OF _____)

On this _____ day of _____, 2016, before me, the undersigned, a Notary Public in and for said County and State, personally appeared _____, as _____ of _____, to me personally known, who being by me duly sworn did say that s/he is _____ of the Grantor Company in the foregoing deed, and said acknowledged said deed to be the free act and deed of said Company.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at my office in said County and State, the day and year last above written.

Notary Public
Printed Name: _____
My commission expires _____

see attached

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Diego)

On November 7, 2016 before me, John Yousif Aldawoodi, Notary Public
(insert name and title of the officer)

personally appeared Renu Sethi
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature John Yousif Aldawoodi (Seal)

IN WITNESS WHEREOF, said Grantor has caused these presents to be executed, pursuant to due authority, this 5th day of NOV, 2016

~~[Grantor]~~ The Baz Family Trust Under Trust Agreement
dated December 8, 2005

X 

By: Malik BAZ

Title: Trustee

X 

By: Ann Marie BAZ

Title: Trustee

ACKNOWLEDGMENT

STATE OF _____)
)§
COUNTY OF _____)

On this _____ day of _____, 2015, before me, the undersigned, a Notary Public in and for said County and State, personally appeared _____, as _____ of _____, to me personally known, who being by me duly sworn did say that s/he is _____ of the Grantor Company in the foregoing deed, and said acknowledged said deed to be the free act and deed of said Company.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at my office in said County and State, the day and year last above written.

See CA. Ack. Attached.

Notary Public
Printed Name: _____
My commission expires _____

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.


ACKNOWLEDGMENT

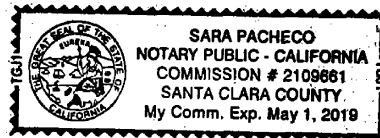
State of California
County of Santa Clara} ss.

On November 5, 2016 before me, SARA PACHECO, Notary Public, personally appeared Ann Marie Baz and Malik N. Baz, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~ are subscribed to the within instrument and acknowledged to me that ~~he~~ ~~she~~ they executed the same in ~~his~~ ~~her~~ their authorized capacity(ies), and that by ~~his~~ ~~her~~ their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.


Signature Sara Pacheco



(seal)

OPTIONAL INFORMATION

Date of Document _____ Thumbprint of Signer

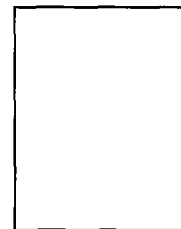
Type or Title of Document _____

Number of Pages in Document _____

Document in a Foreign Language _____

- Type of Satisfactory Evidence:
- Personally Known with Paper Identification
 - Paper Identification
 - Credible Witness(es)

- Capacity of Signer:
- Trustee
 - Power of Attorney
 - CEO / CFO / COO
 - President / Vice-President / Secretary / Treasurer
 - Other: _____



Check here if no thumbprint or fingerprint is available.

Other Information: _____

File No.: L20164239

Exhibit "A"

All of Lots Ten (10), Eleven (11), Twelve (12) and Thirteen (13), in Block Eight (8), in Hillside Addition No. 1, an addition to the City of Omaha, in Douglas County, Nebraska, together with part of Lots Three (3) and Four (4), and the North Half (N½) of the vacated alley adjacent thereto on the South, together with all of Lots Five (5), Six (6) and Seven (7), and the North Half (N½) of the vacated alley adjacent thereto on the South, and all of Lots Fourteen (14) and Fifteen (15), and the South Half (S½) of the vacated alley adjacent thereto on the North, in Block Seven (7), in said Hillside Addition No. 1, together with parts of Lots Eight (8), Ten (10), Eleven (11), Twelve (12) and Thirteen (13), and part of the vacated alley adjacent thereto on the North, in Block Seven (7), in said Hillside Addition No. 1, together with vacated Chicago Street, all more particularly described as follows:

Commencing at the Northwest corner of Lot Three (3), said Block Seven (7); thence Southerly, on the West line of said Lot Three (3), 40.00 feet, to the point of beginning; thence Southerly, on the West line of said Lot Three (3) and its Southerly extension, 86.00 feet, to the centerline of said vacated alley; thence Westerly, on the centerline of said vacated alley, 54.00 feet, to the Northerly extension of the West line of Lot Fifteen (15), said Block Seven (7); thence Southerly, on the West line of said Lot Fifteen (15) and its Northerly extension, 126.00 feet, to the Southwest corner of said Lot Fifteen (15); thence Easterly, on the South line of Lots Fourteen (14) and Fifteen (15), said Block Seven (7), 104.00 feet, to the Southeast corner of said Lot Fourteen (14); thence Northerly, on the East line of said Lot Fourteen (14), 16.00 feet; thence Northeasterly, 219.02 feet, more or less, to a point on the West line of Lot Nine (9), said Block Seven (7), said point being 14.73 feet South of the Northwest corner of said Lot Nine (9); thence Northerly, on the West line of said Lot Nine (9) and on its Northerly extension, 20.73 feet, more or less, to a point on the centerline of said vacated alley; thence Easterly, on the centerline of said vacated alley, 27.68 feet; thence Northwesterly, 126.18 feet, to a point on the North line of Lot Eight (8), said Block Seven (7), said point being 21.00 feet East of the Northwest corner of said Lot Eight (8); thence Northwesterly, 63.57 feet, to the Southeast corner of Lot Ten (10), said Block Eight (8); thence Northerly, on the East line of said Lot Ten (10), 120.00 feet, to the Northeast corner of said Lot Ten (10); thence Westerly, on the Northerly line of Lots Ten (10), Eleven (11), Twelve (12) and Thirteen (13), said Block Eight (8), 200.00 feet, to the Northwest corner of said Lot Thirteen (13); thence Southerly, on the West line of said Lot Thirteen (13), 120.00 feet, to the Southwest corner of said Lot Thirteen (13); thence Southeasterly, on a 50.00 foot radius curve to the right (said curve being tangent to the North line of Chicago Street), an arc distance of 157.08 feet, to a point 100.00 feet South of the North right-of-way line of Chicago Street; thence Westerly, on a line 100.00 feet South of the North line of Chicago Street, 50.00 feet, to the point of beginning.

EXCEPT

A tract of land located in Lot Eight (8) and part of vacated alley adjoining, and vacated Chicago Street, Block Seven (7), Hillside Addition No.1 to the City of Omaha, Douglas County, Nebraska, described as follows:

Referring to the Southeast corner of Lot Ten (10), Block Eight (8), Hillside Addition No.1 to the City of Omaha; thence Southerly a distance of 53.37 feet along the Westerly existing 30th Street right of way line to the point of beginning; thence Southerly deflecting 000 degrees 00 minutes 00 seconds a distance of 10.30 feet along the Westerly existing 30th Street right of way line; thence Southerly deflecting 016 degrees 13 minutes 30 seconds right, a distance of 126.21 feet along the Westerly existing 30th Street right of way line; thence Westerly deflecting 093 degrees 19 minutes 07 seconds right, a distance of 10.48 feet along said line; thence Northerly deflecting 089 degrees 53 minutes 04 seconds right, a distance of 135.71 feet to a point on the Westerly existing 30th Street right of way line to the point of beginning.