



DEED 2005025947



MAR 08 2005 13:59 P 4

Nebr Doc Stamp Tax 3805
Rate \$ 9.2
By <i>[Signature]</i>

Received - DIANE L. BATTIATO
 Register of Deeds, Douglas County, NE
 3/8/2005 13:59:33.65

 2005025947

THIS PAGE INCLUDED FOR INDEXING
PAGE DOWN FOR BALANCE OF INSTRUMENT

Deed
 FEE 21⁰⁰ FB 65-30731
 4
 2 BKP _____ C/O _____ COMP *BW*
 DEL _____ SCAN _____ FV _____

INDIVIDUAL WARRANTY DEED

When recorded return to:
City of Omaha, Nebraska
Public Works Department
Design Division
R.O-W Section

FOR OFFICE USE ONLY
Project: 14th Street - F Street to Stony Brook Blvd
City Proj. No.: S P 93-21
Tract No.: 117
Address: 14344 Y Street
Omaha, Nebraska

KNOW ALL MEN BY THESE PRESENTS:

THIS DEED, made this 15th day of Feb, 2005 AD, between 14344 "Y" Street, L.L.C., herein known as the "GRANTOR," whether one or more, for and in consideration of the sum of Thirteen thousand two hundred and 00/100 dollars (\$13,200.00) and other good and valuable consideration, in hand paid, do hereby grant, bargain, sell, convey, and confirm for public purposes unto the City of Omaha, Nebraska, a Municipal Corporation organized and existing under and by virtue of the Laws of the State of Nebraska, herein known as the "CITY," the following described real estate, situated in the County of Douglas and State of Nebraska, to-wit:

SEE ATTACHED EXHIBIT "A"--LAND ACQUISITION LEGAL DESCRIPTION

together with all the tenements, hereditaments, and appurtenances to the same belonging, and all the estate, title, dower, right of homestead, claim or demand whatsoever of the said GRANTOR herein, of, in, or to the same, or any part thereof;

TO HAVE AND TO HOLD the above described premises, with the appurtenances, unto said CITY and its successors and assigns forever for public purposes, and we, the said parties of the first part, GRANTOR herein, for ourselves and our heirs, executors, and administrators, do covenant with CITY and with its successors and assigns that we are lawfully seized of said premises, that they are free from encumbrance, except those now of record; that we have good right and lawful authority to sell the same, and that we will and our heirs, executors, and administrators shall warrant and defend the same unto CITY and its successors and assigns, forever, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF said GRANTOR has or have hereunto set his or their hand(s) this 15th day of February, 2005

Signature of James J. Riskowski, Managing Member, 14344 "Y" Street, L.L.C., A Nebraska Limited Liability Company

Name: 14344 "Y" Street, L.L.C., A Nebraska Limited Liability Company
Title

STATE OF Douglas Nebraska ACKNOWLEDGMENT
COUNTY OF Douglas

On this 15th day of Feb, 2005, before me, a Notary Public in and for said County, personally came James J. Riskowski, Managing Member, of 14344 "Y" Street, L.L.C., A Nebraska Limited Liability Company

and, to me personally known to be the respective officers of said company and the identical persons whose names are affixed to the foregoing instrument, and acknowledged the execution thereof to be their respective voluntary act and deed as such officers and the voluntary act and deed of said Company.

Notary Seal: GENERAL NOTARY - State of Nebraska TIMOTHY G. PHELAN My Comm. Exp. April 20, 2007

Signature of Timothy G. Phelan, NOTARY PUBLIC

Exhibit "A"

Tract 117

Owner's Legal

All Of Lot 1 And Part Of Lot 2, In Pioneer Hills, An Addition To The City Of Omaha, As Surveyed, Platted, And Recorded In Douglas County, Nebraska That Part Of Lot 2 Being More Particularly Described As Follows: Beginning At The Northeast Corner Of Said Lot 1, Thence Easterly 95.73 Feet Along A Projection Of The North Line Of Lot 1, Thence South 200.00 Feet To The North Right Of Way Line Of "Y" Street, Thence Westerly Along The North Right Of Way Line of "Y" Street For 95.73 Feet To The Southeast Corner Of Said Lot 1, Thence North Along The East Line Of Lot 1 For 200.00 Feet To The Point Of Beginning.

New R-O-W Acquisition Legal

The Southwest Portion Of Lot 1, More Particularly Described As Follows:

Beginning At The Southwest Corner Of Said Lot 1, Said Point Being The Point Of Beginning; Thence N4°30'E (Assumed Bearing) Along The Westerly Line Of Lot 1 A Distance Of 16.56 Feet; Thence N88°27'E (Assumed Bearing) A Distance Of 142.98 Feet; Thence S0°31'E (Assumed Bearing) A Distance Of 8.07 Feet; Thence West Along The Southerly Line Of Lot 1, A Distance Of 145.51 Feet, To Said Point Of Beginning.

Total Area Of Above Described New R-O-W Acquisition Containing An Area Of 1322.6 Square Feet, More Or Less.

Temporary Construction Easement Legal

The Southwest Portion Of Lot 1, More Particularly Described As Follows:

Beginning At The Southwest Corner Of Lot 1, Said Point Being Point Of Beginning; Thence N4°30'E (Assumed Bearing) Along The Westerly Line Of Lot1, A Distance Of 19.87 Feet; Thence N88°27'E (Assumed Bearing), A Distance Of 121.73 Feet; Thence N9°45'E (Assumed Bearing), A Distance Of 11.67 Feet; Thence N88°11'E (Assumed Bearing), A Distance Of 18.98 Feet; Thence S0°31'E (Assumed Bearing), A Distance Of 23.03 Feet; Thence West Along The Southerly Line Of Lot 1, A Distance Of 145.51 Feet, To The Point Of Beginning, Excluding The Previously Described New R-O-W Acquisition.

Total Area Of Above Described Temporary Construction Easement Containing An Area Of 707.6 Square Feet, More Or Less.

CITY OF OMAHA PUBLIC WORKS DEPARTMENT

Owner(s) <u>14344 Y Street LLC</u> c/o Signa Development; 7801 Wakeley Plz Address <u>14344 "Y" Street</u> <u>Omaha, NE</u>	 	LAND ACQUISITION <u>1322.6</u> S.F. PERMANENT EASEMENT _____ S.F. TEMPORARY EASEMENT <u>707.6</u> S.F.
PROJECT NO. <u>S.P. 93-21</u> TRACT NO. <u>117</u>	Date Completed: <u>3/1/2004</u> Revision Date: _____ Revision Date: _____	Page 1 of 2

