



DEED 2005082882



JUL 14 2005 13:14 P 2

Nebr Doc Stamp Tax
7-14-05
Date
\$ 3217.50
By <i>[Signature]</i>

Received - DIANE L. BATTIATO  
 Register of Deeds, Douglas County, NE  
 7/14/2005 13:14:54.93



2005082882

WARRANTY DEED

THIS WARRANTY DEED, dated July \_\_, 2005, is made by FARMERS MUTUAL HAIL INSURANCE COMPANY OF IOWA, an Iowa corporation ("Grantor") to 407 N 117 STREET, LLC, a Nebraska limited liability company ("Grantee"):

WITNESSETH:

That the Grantor, for and in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00), and other valuable consideration, receipt of which is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey, and confirm unto the Grantee all that certain land situated in Douglas County, Nebraska including the improvements thereon, and being more fully described as follows ("Real Estate"):

That part of Lot 1, in Block 11, in MEADOW LANE PARK (2<sup>ND</sup> PLATTING), an Addition to the City of Omaha, as surveyed, platted and recorded, in Douglas County, Nebraska, more particularly described as follow:

Beginning at a point on the West line of said Lot 1, being South 00°52'40" West from the Northwest corner of said Lot 1, a distance of 210.00 feet; thence continuing South 00°52'40" West, along the West line of said Lot 1, a distance of 185.71 feet; thence North 89°56'40" East, 415.83 feet; thence North 00°35'54" East, 209.94 feet; thence South 89°56'40" West, 414.20 feet; thence South 02°42'20" West, 24.37 feet, to the point of beginning.

Together with all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

#16  
TA50081

*Deed*  
2/1

59-25000

FEE 10.00	FB
BKP	C/O COMP MB
DFI	SCAN FV

✓ 129144

Grantor covenants with Grantee that Grantor:

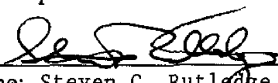
1. Is lawfully seised of such Real Estate and that it is free from all easements, restrictions and encumbrances of every nature except the following:

Easements granted by the Plat and Dedication of Meadow Lane Park (2<sup>nd</sup> Platting) recorded October 12, 1964, in Book 1234 at Page 23 of the Deed Records of Douglas County, Nebraska over, upon or under a five foot wide strip of land adjoining the rear and side boundary lines of said lot, with provision for termination of said side line easements;

2. Has legal power and lawful authority to convey the same;
3. Will warrant and will defend title to the real estate against the lawful claims of all persons.

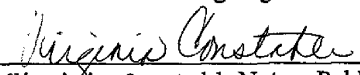
IN WITNESS WHEREOF, Grantor has executed this Warranty Deed as of the day and year noted above.

FARMERS MUTUAL HAIL INSURANCE COMPANY OF IOWA,  
an Iowa corporation

By:   
Name: Steven C. Rutledge  
Title: President

STATE OF IOWA )  
 ) ss.:  
COUNTY OF DALLAS )

Before me, the undersigned notary public, this 12<sup>th</sup> day of July, 2005, personally appeared Steven C. Rutledge President of FARMERS MUTUAL HAIL INSURANCE COMPANY OF IOWA, an Iowa corporation and acknowledged the execution of the foregoing instrument on behalf of such corporation.

  
Virginia Constable Notary Public  
(Print Name)

My Commission Expires: May 19, 2006

