



DEED 2014029039



APR 22 2014 14:18 P 2

Nebr Doc Stamp Tax
04-22-2014 Date
\$4871.25
By CC

Fee amount: 16.00
FB: 01-60000
COMP: CC

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
04/22/2014 14:18:08.00



AFTER RECORDING RETURN TO:
TitleCore, LLC
9140 West Dodge Road Suite 380
Omaha, NE 68114
1141245

WARRANTY DEED

BROWN FINANCIAL SERVICES, LLC, a Nebraska limited liability company, GRANTOR, in consideration of One Dollar and other valuable consideration received from 10119 J, LLC, a Nebraska limited liability company, as GRANTEE, conveys the following described real property:

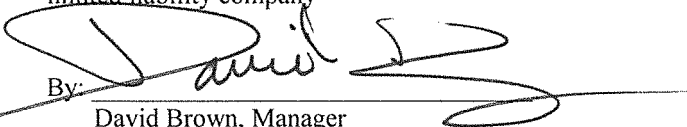
SEE EXHIBIT "A"

GRANTOR covenants with GRANTEE that GRANTOR:

- (1) is lawfully seized of such real estate and that it is free from encumbrances, except easements and restrictions of record;
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend title to the real estate against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this deed to be executed this 16 day of APRIL, 2014.

BROWN FINANCIAL SERVICES, LLC, a Nebraska limited liability company

By: 
David Brown, Manager

STATE OF NEBRASKA
COUNTY OF DOUGLAS

The foregoing instrument was acknowledged before me this 16 day of APRIL, 2014, by David Brown as the Manager of Brown Financial Services, LLC, a Nebraska limited liability company.


Notary Public

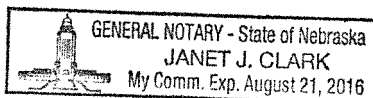


Exhibit "A"

A parcel of land located in the Southwest Quarter of the Northeast Quarter (SW $\frac{1}{4}$ NE $\frac{1}{4}$) of Section 4, Township 14 North, Range 12 East of the 6th P.M., in the City of Omaha, in Douglas County, Nebraska, being more particularly described as follows:

Commencing at the Northeast corner of Section 4, Township 14 North, Range 12 East of the 6th P.M. (a/k/a the intersection of the centerlines of 96th Street and "F" Street); thence South 00°00'00" East (assumed bearing), along the East line of said Section 4 (a/k/a the said centerline of 96th Street), a distance of 2,027.71 feet, to a point located on the centerline of "J" Street; thence North 88°56'00" West, along the said centerline of "J" Street, a distance of 2,003.31 feet; thence South 00°17'04" West, a distance of 230 feet, to the Point of Beginning; thence continuing South 00°17'04" West, a distance of 270.08 feet, to a point located on the Northerly right-of-way line of "L" Street; thence North 88°56'32" West, along the said Northerly right-of-way line of "L" Street, a distance of 292.5 feet; thence North 00°17'04" East, a distance of 470.12 feet, to a point located on the said Southerly right-of-way line of "J" Street; thence South 88°56'00" East, along the said Southerly right-of-way line of "J" Street, a distance of 132.81 feet; thence South 00°44'20" East, a distance of 205 feet; thence North 89°15'32" East, a distance of 156.04 feet, to the Point of Beginning;

Together with non-exclusive easement rights appurtenant thereto as established by Easement Agreement dated September 14, 1978 and recorded September 14, 1978, in Book 603 at Page 190 of the Miscellaneous Records of Douglas County, Nebraska.