



DEED 2014005790



JAN 23 2014 15:40 P 2

Nebr Doc Stamp Tax
01-23-2014 Date
\$24918.75
By AH

Fee amount: 16.00
FB: 49-38823
COMP: AH

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
01/23/2014 15:40:06.00



2014005790

WARRANTY DEED

80 Dodge Hotel Venture, LLC, a Nebraska limited liability company, GRANTOR, whether one or more, in consideration of One Dollar and other good and valuable consideration received from **GRANTEE, LD1 NE OMAHA SBS, LLC, a Delaware limited liability company**, conveys to **GRANTEE**, the following-described real estate (as defined in Neb. Rev. Stat. 76-201).

Lot Three (3), Tower Plaza Replat 10, an addition to the City of Omaha, Douglas County, Nebraska;

also described in Metes and Bounds as follows:

Beginning at the Southeast corner of said Lot 3; thence West (Assumed Bearing) 448.20 feet on the South line of said Lot 3 to the Southwest corner thereof; thence North 04°04'34" East 169.16 feet on the West line of said Lot 3; thence South 85°55'26" East 60.00 feet on the West line of said Lot 3; thence North 04°04'34" East 37.56 feet on the West line of said Lot 3 to the Northwest corner thereof; thence South 85°56'26" East 290.00 feet on the North line of said Lot 3 to the Northeast corner thereof; thence South 24°57'27" East 199.99 feet on the East line of said Lot 3 to the point of beginning;

Together with the appurtenant Sewer Easement as contained in Subdivision Agreement recorded March 20, 2009 as Inst. No. 2009025840; records of Douglas County, Nebraska;

Together with the appurtenant Easement as contained in Declaration of Easements with Covenants and Restrictions for Lots 1 through 3 inclusive Tower Plaza Replat 10, An Addition to the City of Omaha, Douglas County, Nebraska, recorded July 20, 2009 as Inst. No. 2009077932; records of Douglas County, Nebraska;

Together with the appurtenant Easement for Ingress and Egress as contained in Reciprocal Ingress and Egress Agreement by and between Pebblewood Group, LLC a Nebraska Limited Liability Company and 80

Please Return recorded document to:
Nebraska Title Company
14680 West Dodge Road, Suite 1
Omaha, NE 68154

NTC COR 0257947

Dodge Hotel Venture, LLC, a Nebraska Limited Liability Company, dated May 1, 2010, recorded May 21, 2010 as Inst. No. 2010043771; records of Douglas County, Nebraska.

GRANTOR covenants with GRANTEE that GRANTOR:

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

Executed on this 23rd day of January, 2014.

**80 Dodge Hotel Venture, LLC,
a Nebraska limited liability company**

**By: Midas Omaha II, LLC, a Missouri
limited liability company, Member**

By: 

Dan Marak, Manager

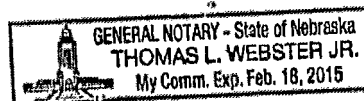
State of NEBRASKA

§

County of DOUBLAY

The foregoing instrument was acknowledged before me this 23 day of January, 2014, by **Dan Marak, Manager of Midas Omaha II, LLC, a Missouri limited liability company, Member of 80 Dodge Hotel Venture, LLC, a Nebraska limited liability company**, on behalf of the limited liability company.


Notary Public



0257947