



DEED 2009132595



DEC 14 2009 11:07 P 1

Nebr Doc
Stamp Tax
12/19/09
\$ 506.25
By MMS

Deed #
FEE 7.00 FB 47-38020
BKP _____ C/O _____ COMP l
DEL _____ SCAN _____ FV _____

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Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
12/14/2009 11:07:28.55



2009132595

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT I or WE,
DTBD, LLP, a Nebraska limited liability partnership,

herein called the Grantor, whether one or more, in consideration of One Dollar and other valuable consideration received from Grantee, do hereby grant, bargain, sell, convey and confirm unto D & R Auto Sales and Daniel T. Cumberledge and Ronald L. Cumberledge, herein called the Grantee, whether one or more, the following described real property:

Replat
Lots 13, 14, 15 and 16, in Block 8, in Syndicate Hill Addition, re-platted, an Addition to the City of Omaha, as surveyed, platted and recorded, in Douglas County, Nebraska; EXCEPT the South 3 feet of said Lots 15 and 16; and, EXCEPT That part of said Lots 15 and 16, more particularly described as follows: Beginning at the point where the Northerly existing right-of-way line of "L" Street intersects the Westerly existing right-of-way line of 45th Street; thence Westerly, a distance of 245.57 feet, along the Northerly existing "L" Street right-of-way line, to a point on the Easterly existing 46th Street right-of-way line; thence Northerly, deflecting 91°28'37" right, a distance of 10.53 feet, along said right-of-way line; thence Easterly, deflecting 88°36'13" right, a distance of 148.13 feet; thence Southerly, deflecting 90°00'00" right, a distance of 3.00 feet; thence Easterly, deflecting 90°00'00" left, a distance of 97.65 feet, to a point on the Westerly existing 45th Street right-of-way line; thence Southerly, deflecting 93°41'21" right, a distance of 7.19 feet, along said right-of-way line, to a point on the Northerly existing "L" Street right-of-way line, to the point of beginning; together with the East half of the vacated alley adjacent to said Lots 13 and 14 and portion of Lot 15 on the West; and, together with the West half of the vacated alley adjacent to said portion of Lot 16 on the East.

This deed does not convey any oil/gas and mineral rights. The Grantor did not acquire title to such rights, therefore, they cannot convey these rights to the Grantee. Oil/gas and mineral rights were specifically reserved in a deed filed April 7, 1998 in Book 1823 at Page 470.

To have and to hold the above described premises together with all tenements, hereditaments and appurtenances thereto belonging unto the Grantee and to Grantee's heirs and assigns forever.

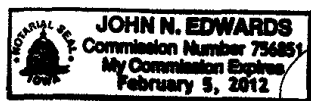
And the Grantor does hereby covenant with the Grantee and with Grantee's heirs and assigns that Grantor is lawfully seized of the said premises; that they are free from encumbrances except covenants, easements and restrictions of record; all regular taxes and special assessments, except those levied or assessed subsequent to date hereof; that Grantor has right and lawful authority to convey the same; and that Grantor warrants and will defend the title to said premises against the lawful claims of all persons whomsoever.

DATED: 12-2-09

DTBD, LLP, a Nebraska limited liability partnership, by Dennis Gasciogne, authorized partner

STATE OF Iowa
COUNTY OF Pottawattamie

The foregoing instrument was acknowledged before me on this 2nd day of December 2009, by Dennis Gasciogne for DTBD, LLP, a Nebraska limited liability partnership.



Notary Public

7092219

* RETURN TO: D & R Auto Sales, 516 Locust St, Carter Lake, Iowa 51510

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