



DEED 2011040921



MAY 12 2011 10:52 P 2

Nebr Doc Stamp Tax
05-12-2011 Date
\$2038.50
By CC

Fee amount: 25.50
FB: 25-14120
COMP: CC

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
05/12/2011 10:52:15.00



2011040921

SPECIAL WARRANTY DEED

ERIC NELSON NEWS CO., INC., also known as ERIC NELSON NEWS, INC., a Nebraska corporation, GRANTOR, in consideration of Two Dollars (\$2.00) and other good and valuable consideration received from GRANTEE, RIVERVIEW PROPERTIES, L.L.C., a Nebraska limited liability company, conveys to GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

SEE ATTACHED EXHIBIT "A"

GRANTOR covenants (jointly and severally, if more than one) with GRANTEE that GRANTOR:

- (1) is lawfully seised of such real estate, that it is free from encumbrances,;
- (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 claiming the same or any part thereof through, by or under GRANTOR.

Executed 5-10-2011

ERIC NELSON NEWS CO., INC., also known as ERIC NELSON NEWS, INC., a Nebraska corporation

By Dante D. Corisio
Its PRESIDENT

STATE OF NEBRASKA)
COUNTY OF DOUGLAS) ss.

The foregoing instrument was acknowledged before me on May 10, 2011, by DANTE D. CORISIO as PRESIDENT of Eric Nelson News Co, Inc., also known as Eric Nelson News, Inc., a Nebraska corporation.

Janet J. Clark
Notary Public

My Commission Expires 8-21-2012

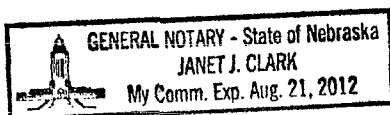


EXHIBIT "A"

Part of Lots 4, 5, 6, 7 and 12, and all of Lots 9, 10 and 11, and the vacated alley between said lots, in Block 438, part of Lots 2, 7, 15, 19 and 20, and all of Lots 3, 4, 5, 6, 16, 17 and 18, and the vacated alley between said lots, in Block 443, part of Lots 5, 16 and 17, all of Lots 1, 2, 3, 4, 18, 19 and 20, and the vacated alleys between said lots, in Block 448, and that portion of vacated Pine Street and vacated Hickory Street adjoining said lots, all in GRANDVIEW, an Addition to the City of Omaha, as surveyed, platted and recorded, in Douglas County, Nebraska, described as follows:

Beginning at the Southeast corner of said Lot 20, Block 448; thence North $02^{\circ}16'18''$ West (assumed bearing), along the East line of said Lots 20 and 1, a distance of 215.00 feet, to the Northeast corner of said Lot 1; thence North $27^{\circ}52'35''$ West, along the West right-of-way line of the East Omaha Drainage District, a distance of 76.17 feet; thence South $86^{\circ}27'20''$ West, along said right-of-way, a distance of 10.00 feet; thence North $20^{\circ}40'07''$ West, along said right-of-way, a distance of 120.00 feet; thence North $86^{\circ}27'20''$ East, along said right-of-way, a distance of 20.00 feet; thence North $20^{\circ}40'07''$ West, along said right-of-way, a distance of 140.91 feet, said point being 22.20 feet Northwesterly of the South right-of-way of vacated Pine Street, measured along said levy right-of-way; thence North $15^{\circ}42'06''$ West, along said right-of-way, a distance of 261.44 feet, to a point 15.00 feet South of the North line of Lot 4, Block 438; thence South $87^{\circ}24'08''$ West, along a line 15.00 feet South of and parallel to the North line of said Block 438, a distance of 151.91 feet; thence South $01^{\circ}16'25''$ East, along a line 18.00 feet West of the East lines of Lots 7 and 8, Block 438, and an extension of said line, a distance of 239.39 feet, to a point on the center line of vacated Pine Street; thence South $87^{\circ}38'54''$ West, a distance of 7.50 feet; thence South $01^{\circ}16'25''$ East, a distance of 31.85 feet, to a point on the Easterly right-of-way line of the Chicago, Burlington and Quincy Railroad; thence Southeasterly, on a 5,818.76 foot radius curve to the left, along the Easterly right-of-way of said railroad, an arc distance of 538.84 feet (said curve has a chord bearing South $18^{\circ}36'59''$ East and a chord distance of 538.65 feet); thence North $88^{\circ}01'43''$ East, along the South line of Lots 17, 18, 19 and 20, Block 448, a distance of 179.64 feet, to the Point of Beginning;

And,

That part of Lot 15, in Block 448, in GRANDVIEW, an Addition to the City of Omaha, as surveyed, platted and recorded, in Douglas County, Nebraska, lying West of said Chicago, Burlington and Quincy Railroad right-of-way, described as follows:

Beginning at the Southwest corner of said Lot 15; thence North $01^{\circ}58'17''$ West, along the West line of said Lot 15, a distance of 53.64 feet; thence Southwesterly, on a 5,918.77 foot radius curve to the left, an arc distance of 56.76 feet (said curve has a chord bearing of South $21^{\circ}03'12''$ East and a chord distance of 56.76 feet); thence South $88^{\circ}01'43''$ West, along the South line of said Lot 15, a distance of 18.57 feet, to the Point of Beginning.