



**SPECIAL WARRANTY DEED**

OMAHA MUNICIPAL LAND BANK  
1141 NORTH 11<sup>TH</sup> STREET  
OMAHA NE 68102 402-800-1240

KNOW ALL MEN BY THESE PRESENTS, THAT OMAHA MUNICIPAL LAND BANK ("Grantor"), in consideration of the sum of \$1 dollars, in hand paid by Society of St. Vincent De Paul Stores, Inc, a Nebraska Non Profit Corporation, does hereby specially Grant, Bargain, Sell and Convey unto the said Grantee the following described premises, situated in the City of Omaha and State of Nebraska, to wit:


See Attached Exhibit A.

together with all the tenements, hereditaments, and appurtenances thereunto belonging, and all the estate, right, title, interest, claim or demand whatsoever of the said Grantor, of, in, or to the same, or any part thereof:

**TO HAVE AND TO HOLD** the above described premises unto the said Grantee forever; and the said Grantor hereby specially covenants that said premises are free and clear of all liens and encumbrances subject to rights of way, easements and covenants thereon and subject to all rights of redemption provided by law or the Constitution of the State of Nebraska and it does hereby covenant to **SPECIALLY WARRANT AND DEFEND** the said premises against the lawful claims and demands of all persons claiming by, through, or under it, and against no other claims or demand.

IN WITNESS WHEREOF Grantor has hereunto set its hand this October 29, 2019, A.D.

OMAHA MUNICIPAL LAND BANK

By:   
Kenton Duncan, Acquisition Director

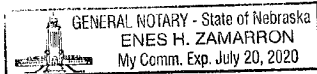


STATE OF NEBRASKA            )  
  ) ss.  
CITY OF OMAHA                )

On this 29<sup>th</sup> day of October, A.D., 2019 before me, a Notary Public in and for said City, personally came Kenton Duncan who is personally known to me to be the identical person whose name is affixed to the above instrument, and he/she acknowledges the said instrument to be his voluntary act and deed as said officer on behalf of said Commission.

WITNESS my hand and Notarial Seal the date last aforesaid.

  
NOTARY PUBLIC



that certain parcel of real property with the address 3701 North 16<sup>th</sup> Street, Omaha, NE 68110, with Douglas County Parcel ID 0530669040, to wit:

Part of Tax Lots 27 and 29 in the Southeast ¼ of Section 3, Township 15 North, Range 13, East of the 6<sup>th</sup> p.m., Douglas County, Nebraska, all more particularly described as follows: Commencing at the Southwest corner of said Southeast ¼, thence N89°58'11"E (assumed bearing) 33.00 feet on the South line of said Southeast ¼ to the point of beginning, said point being on the East line of 16<sup>th</sup> Street and on the North line of Pratt Street; thence continuing N89°58'11"E 139.97 feet on the South line of said Southeast ¼ and on the North line of Pratt Street, thence 36°57'20"E 37.08 feet; thence N00°03'50"E 351.38 feet; thence 89°58'11"W 161.46 feet on the North line of the South 216.00 feet of said Tax Lot 29 to the East line of 16<sup>th</sup> Street; thence S00°01'48"W 381.00 feet on the East line of 16<sup>th</sup> Street to the point of beginning. ("Parcel A")