



DEED 2012045518



MAY 10 2012 14:20 P 2

Nebr Doc Stamp Tax
05-10-2012 Date
\$3366.00
By AH

Fee amount: 10.50  
FB: 0C-42354  
COMP: AH

Received - DIANE L. BATTIATO  
Register of Deeds, Douglas County, NE  
05/10/2012 14:20:46.00



### WARRANTY DEED

Return to: TitleCore, LLC, 1905 Harney Street, Suite 210, Omaha, Ne 68102

WEST DODGE PLACE, L.L.C., a Nebraska limited liability company, GRANTOR, in consideration of TWO DOLLARS and other good and valuable consideration received from GRANTEE, NISSAN OF OMAHA, LLC, a Delaware 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 seized of such real estate and that it is free from encumbrances, except easements, reservations, covenants and restrictions 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: 5/7/12

WEST DODGE PLACE, L.L.C., a Nebraska limited liability company

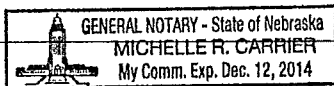
By: Angela M. Quinn  
Angela M. Quinn, Manager

State of Nebraska )  
County of Douglas ) -- ss.

The foregoing Warranty Deed was acknowledged before me on May 7, 2012, by Angela M. Quinn, as the Manager of West Dodge Place, L.L.C., a Nebraska limited liability company, for and on behalf of the company.

Michelle R. Carrier  
Notary Public

My commission expires:



## EXHIBIT "A"

Lot 6, in WEST DODGE PLACE, a Subdivision, as surveyed, platted and recorded, in Douglas County, Nebraska, EXCEPT that part thereof conveyed to The State of Nebraska, Department of Roads, included within the following described tract:

A tract of land located in the South Half of the Southwest Quarter (S½ SW¼) of Section 16, Township 15 North, Range 11 East of the 6th P.M., in Douglas County, Nebraska, described as follows:

Referring to the Southwest corner of said Quarter Section; thence Easterly, a distance of 404.62 meters (1,327.50 feet), along the South line of said Quarter Section; thence Northerly, deflecting 90°29'40" left, a distance of 45.00 meters (147.64 feet), along the West line of the Southeast Quarter of the Southwest Quarter, to the Point of Beginning; thence Northerly, deflecting 00°00'00", a distance of 5.00 meters (16.41 feet), along said line; thence Easterly, deflecting 91°28'26" right, a distance of 25.25 meters (82.85 feet); thence Easterly, deflecting 00°58'46" left, a distance of 79.68 meters (261.43 feet); thence Easterly, deflecting 20°49'57" right, a distance of 12.85 meters (42.16 feet), to a point on the Northerly West Dodge Road right-of-way line; thence Westerly, deflecting 159°10'03" right, a distance of 116.90 meters (383.53 feet), along the Northerly West Dodge Road right-of-way line, to the Point of Beginning.