



DEED 2004160071



DEC 10 2004 13:28 P 3

Nebr Doc
Stamp Tax
12/10/04
Date
\$ EX 2
By DK

Received - RICHARD TAKECHI
Register of Deeds, Douglas County, NE
12/10/2004 13:28:36.81



2004160071

WARRANTY DEED
PUBLIC PURPOSES

When recorded return to:
City of Omaha, Nebraska
Public Works Department
Design Division
R-O-W Section
(Tom Lund, R/W Agent)

FOR OFFICE USE ONLY	
Project:	Dodge (38th to 40th)
City Proj. No.:	OPW 50423
Tract No.:	2
Address:	3922 Dodge Street Omaha, Nebraska 68131

KNOW ALL MEN BY THESE PRESENTS:

THIS DEED, made this 11 day of November, 2004, AD, between **Cutchall Property Management, L.L.C.**, a **Nebraska Limited Liability Company**, and herein known as the "GRANTOR," whether one or more, for and in consideration of the sum of Twenty-one thousand two hundred twenty and 00/100 dollars (\$21,220.00) and other good and valuable consideration, in hand paid, do hereby grant, bargain, sell, convey, and confirm for public purposes unto the **City of Omaha, Nebraska**, a Municipal Corporation, organized and existing under and by virtue of the Laws of the State of Nebraska, herein known as the "CITY," the following described real estate, situated in the County of Douglas and State of Nebraska, to-wit:

SEE ATTACHED EXHIBIT "A"--LAND ACQUISITION LEGAL DESCRIPTION

TO HAVE AND TO HOLD the above described premises, together with all the tenements, hereditaments, and appurtenances thereunto belonging, unto said CITY and its successors and assigns forever.

And the said GRANTOR, for itself and its successors, does hereby covenant and agree to and with the said CITY, and its successors and assigns, that at the time of the execution and delivery of these presents it is lawfully seized of said premises, that it has good right and lawful authority to convey the same; that they are free from encumbrance, except those now of record; and party of the first part does hereby covenant for itself and its successors to warrant and defend the said premises against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said party of the first part has hereunto and these presents to be signed by its respective officer this 11th day of NOV, 2004.

Cutchall Property Management, L.L.C., a Nebraska Limited Liability Company
(Name of limited liability company)

PRESIDENT or AUTHORIZED OFFICER
[Signature]
(Name and Title) MANAGER

FEE 15.00 FB 15-20340
BKP _____ C/O _____ COMP lv.
DEL _____ SCAN _____ tv _____

STATE OF NEBRASKA)
) SS
COUNTY OF DOUGLAS)

On this 11 day of November, 2004, before me, a Notary Public in and for said County, personally came Greg Cutchall, President

(Name) (Title)
of Cutchall Property Management, L.L.C., a Nebraska Limited Liability Company, to me personally known to be the respective officer of said limited liability company and the identical person whose name is affixed to the foregoing instrument, and acknowledged the execution thereof to be their respective voluntary act and deed as such officer and the voluntary act and deed of said limited liability company.

WITNESS my hand and Notarial Seal the day and year last above written.

[Signature]
NOTARY PUBLIC

Notary Seal:

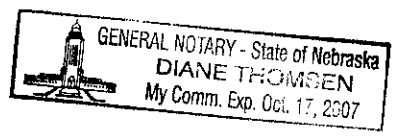


Exhibit "A"

OWNER'S LEGAL DESCRIPTION

Lots 11, 12, 13, 14, Block 4, Kilby Place, an addition to the City of Omaha, as surveyed, platted, and recorded in Douglas County, Nebraska

LAND ACQUISITION LEGAL DESCRIPTION

Beginning at the SW corner of Lot 11, (as it exists today), Block 4, Kilby Place, an addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska; thence North along the West property line of said Lot 11 (along 40th Street right of way), a distance of 20.00 feet; thence Southeasterly to a point 6.00 feet North of the South property line of said Lot 11, a distance of 19.84 feet; thence East along a line parallel to Dodge street right of way to a point on the East property line of said Lot 11, a distance of 146.57 feet; thence South along the East property line of said Lot 11, a distance of 6.00 feet; thence West along the South property line of said Lot 11, a distance of 160.5 feet to the point of beginning.

TEMPORARY EASEMENT LEGAL DESCRIPTION

The South 15.00 feet of Lot 11, (as it exists today), Block 4, Kilby Place, an addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska except the land acquisition legal described above.

CITY OF OMAHA Public Works Department

Owner(s): Cutchall Property Management L.L.C.,
Lessor and Buck's Inc., Lessee

Address: 3922 Dodge Street

Omaha, Nebraska 68131



Land Acquisition = _____ 1,061 S.F.



Permanent Easement = _____ S.F.



Temporary Easement = _____ 1,360 S.F.

Project No. OPW 50423

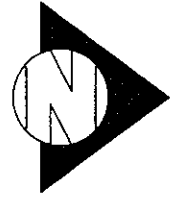
Project Name: Dodge Street (38th to 40th)

Tract No. 2

Date Prepared: 11/1/04

Revision Date(s):

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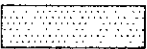




N.W. 1/4 SEC. 20-15-13
SCALE: 1"=20'

40TH STREET



CITY OF OMAHA - PUBLIC WORKS DEPARTMENT

	LAND ACQUISITION	1061	S.F.	PROJECT NO.	OPW 50423
	PERMANENT EASEMENT	-0-	S.F.	TRACT NO.	2
	TEMPORARY EASEMENT	1360	S.F.		