



DEED 2007137617



DEC 14 2007 10:54 P 3

Nebr Doc  
Stamp Tax  
12/14/07  
Date  
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By LV

Deed  
FEE 11.00 FB 61-28660  
BKP C/O COMP 36  
DEL SCAN FV

Received - DIANE L. BATTIATO  
Register of Deeds, Douglas County, NE  
12/14/2007 10:54:11.71



2007137617

### TRUSTEE'S DEED

Bank of America, N.A., formerly known as The First National Bank of Kansas City, and Thomas M. Higgins III, do hereby sell and convey the real estate herein described pursuant to the power and authority vested in them as such Co-Trustees under Article SIXTH, E., of said Trust Agreement dated September 27, 1981, with Ted L. Pearson, Jr., (collectively, "Grantor") for good and valuable consideration, the receipt of which is hereby acknowledged, convey and release to Pearson Equity Management, L.L.C., a Nebraska limited liability company ("Grantee") the real estate described on Exhibit "A" attached and incorporated by this reference.

It is expressly agreed and understood that the within named Co-Trustees, individually and severally, are not and shall not be personally or individually liable upon any covenants or warranties, express or implied, in and by this instrument, and further, that all liability of said Co-Trustees, as such, individually or severally, under any such covenants or warranties, is and shall be limited to the assets of the trust estate held by them as such Co-Trustees at the time any such liability is asserted.

Grantor covenants with Grantee that Grantor has the legal power and lawful authority to convey the real estate.

"GRANTOR"

Thomas M. Higgins III  
Thomas M. Higgins, III  
Co-Trustee

BANK OF AMERICA, N.A.,  
Co-Trustee

By: Nancy W. Merryman  
Nancy W. Merryman  
Vice President

RETURN: Aine Williams  
1125 South 103rd St. Suite 320  
Omaha, NE 68124

✓ 4383

STATE OF MISSOURI   )  
  )ss  
COUNTY OF JACKSON   )

The foregoing instrument was acknowledged before me on the 15<sup>th</sup> day of November, 2007, by Thomas M. Higgins, III, Co-Trustee.

**BRONWEN HICKS**  
Commission #07542064  
Notary Public - Notary Seal  
STATE OF MISSOURI-Jackson County  
My Commission Expires: June 17, 2011

Bronwen Hicks  
Notary Public

STATE OF MISSOURI   )  
  )ss  
COUNTY OF JACKSON   )

The foregoing instrument was acknowledged before me on the 9<sup>th</sup> day of November, 2007, by Nancy W. Merryman, Vice President of Bank of America, formerly known as The First National Bank of Kansas City, Co-Trustee.

**SUSAN STUFFLEBEAN**  
Notary Public - Notary Seal  
State of Missouri, Jackson County  
Commission # 05407077  
My Commission Expires: Jan. 25, 2009

Susan Stufflebean  
Notary Public

NOTARIAL SEAL  
REGISTER OF DEEDS

## **EXHIBIT "A"**

### **Parcel 1:**

The East 562.83 feet of the North 326.06 feet of Block Four (4), in Omaha Industrial Foundation District No. 3, an addition to the City of Omaha, Douglas County, Nebraska, except that part dedicated for street widening as set forth in the instrument filed October 29, 1970, in Book 494 at Page 13 of the Miscellaneous Records of Douglas County, Nebraska.

### **Parcel 2:**

The tract of land located in Block Four (4), Omaha Industrial Foundation District No. 3, an addition to the City of Omaha, Douglas County, Nebraska, the boundaries of which are described as follows: Commencing at the intersection of the southwesterly right-of-way line of "I" Street, dedicated in 1978 with the northwesterly right-of-way line of 134<sup>th</sup> Street as originally platted; thence North 43°53'05"W along said southwesterly right-of-way line 819.94 feet to the point of beginning; thence continuing North 43°53'05"W for a distance of 219.08 feet to a point on the southerly right-of-way line of a Union Pacific Railroad spur track; thence northeasterly 80.14 feet along said railroad right-of-way line which is the arc of a circular curve to the right having a radius of 449.28 feet and a chord the length and bearing of which are 80.03 feet and North 83°32'48"E respectively to a point of tangency; thence North 89°40'04"E, continuing along said right-of-way line on a line tangent to the last described curve, 310.55 feet to a point; thence South 1°30'00"E for a distance of 354.00 feet to a point on the northeasterly right-of-way of said "I" Street; thence North 43°53'05"W, along said northeasterly right-of-way line, 195.24 feet to a point; thence North 16°07'19"E, continuing along said northeasterly right-of-way line, 34.64 feet; thence North 43°52'00"W, continuing along said northeasterly right-of-way line, 46.30 feet; thence South 76°05'40"W, continuing along said northeasterly right-of-way line, 92.38 feet to the point of beginning; EXCEPT that part dedicated for street widening as platted and recorded October 29, 1970, in Book 494 at Page 13 of the Miscellaneous Records of Douglas County, Nebraska.

### **Parcel 3:**

The Northwesterly 397.47 of the Northwesterly 227 feet of Block Six (6), Omaha Industrial Foundation District No. 3, an Addition to the City of Omaha, Douglas County, Nebraska