



DEED 2006091442



AUG 10 2006 14:29 P 3

Nebr Doc
Stamp Tax
8/10/06
Date
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By JB

20-38400
FEE 15 FB
BKP C/O COMP
DEL SCAN FV

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
8/10/2006 14:29:01.51



2006091442

**INDIVIDUAL WARRANTY DEED
PUBLIC PURPOSES**

When recorded return to:
City of Omaha, Nebraska

Public Works Department
Tom Lund
R-O-W Section

FOR OFFICE USE ONLY	
Project:	42 nd Street, (Leavenworth to Harney)
City Proj. No.:	OPW 50903
Tract No.:	2
Address:	4103 Leavenworth Street Omaha, Nebraska 68105

KNOW ALL MEN BY THESE PRESENTS:

THIS DEED, made this 27th day of July, 2006, AD, between **Phillip G. Ruffin**, herein known as the Grantor, whether one or more, for and in consideration of the sum of Twenty three thousand six hundred sixty and 00/100 dollars (\$23,660.00) 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, 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

together with all the tenements, hereditaments, and appurtenances to the same belonging, and all the estate, title, dower, right of homestead, claim or demand whatsoever of the said Grantor herein, of, in, or to the same, or any part thereof;

TO HAVE AND TO HOLD the above described premises, with the appurtenances, unto said CITY OF OMAHA, NEBRASKA and its successors and assigns forever for public purposes, and we, the said parties of the first part, grantors herein, for ourselves and our heirs, executors, and administrators, do covenant with the said CITY OF OMAHA, NEBRASKA and with its successors and assigns that we are lawfully seized of said premises, that they are free from encumbrance, except those now of record; that we have good right and lawful authority to sell the same, and that we will and our heirs, executors, and administrators shall warrant and defend the same unto the said CITY OF OMAHA, NEBRASKA and its successors and assigns, forever, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF said GRANTOR has or have hereunto set his or their hand(s) this 27th day of July, 2006

INDIVIDUAL and/or PARTNERSHIP

Phillip G. Ruffin

INDIVIDUAL and/or PARTNERSHIP
ACKNOWLEDGMENT

STATE OF Kansas)
) SS
COUNTY OF Sedgwick)

On this 27th day of July, 2006, before me, a Notary Public, in and for said County, personally came the above named, **Phillip G. Ruffin**, who is (are) personally known to me to be the identical person(s) whose name(s) is (are) affixed to the above instrument and acknowledged the instrument to be his, her, or their voluntary act and deed for the purpose therein stated.

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

JUDY A. MERTES
Notary Public St. of Kansas
My Appt. Exp. 05-18-2009

NOTARY PUBLIC

Notary Seal

CITY 4

Exhibit "A"

Tract 2

OWNER'S LEGAL DESCRIPTION

Lot 1, In Block 2, in Thornburg Place, An Addition To The City Of Omaha, As Surveyed, Platted And Recorded, In Douglas County, Nebraska, Except The North Five Feet Of The West Five Feet Deeded To The City Of Omaha

LAND ACQUISITION LEGAL DESCRIPTION

Beginning At The Southwest Corner Of Lot 1; Thence Northerly A Distance Of 188.4 Feet Along The Westerly Line Of Said Lot 1; Thence Easterly A Distance Of 5.0 Feet; Thence Northerly A Distance Of 5.0 Feet To The Northerly Line Of Said Lot 1; Thence Easterly Along The Northerly Line Of Said Lot 1 A Distance Of 44.0 Feet; Thence Southwesterly A Distance Of 46.2 Feet To A Point Located 14.0 Feet East Of The Westerly Line Of Said Lot 1; Thence Southerly A Distance Of 118.9 Feet; Thence Southwesterly A Distance Of 44.9 Feet To A Point On The Southerly Line Of Said Lot 1; Thence Westerly A Distance Of 5.9 Feet Along The Southerly Line Of Said Lot 1 To The Point Of Beginning. Containing 3028.8 Square Feet More Or Less.

TEMPORARY EASEMENT LEGAL DESCRIPTION

Commencing At The Southwest Corner Of Lot 1; Thence Northerly A Distance Of 188.4 Feet Along The Westerly Line Of Said Lot 1; Thence Easterly A Distance Of 5.0 Feet; Thence Northerly A Distance Of 5.0 Feet; Thence Easterly A Distance Of 44.0 Feet Along The Northerly Line Of Said Lot 1 To The Point Of Beginning; Thence Southwesterly A Distance Of 46.2 Feet To A Point Located 14.0 Feet East Of The Westerly Line Of Said Lot 1; Thence Southerly A Distance Of 118.9 Feet ; Thence Southwesterly A Distance Of 44.9 Feet To A Point On The Southerly Line Of Said Lot 1; Thence Easterly A Distance Of 23.0 Feet Along The Southerly Line Of Said Lot 1; Thence Northerly A Distance Of 142.3 Feet; Thence Northeasterly A Distance Of 33.0 Feet To A Point Located 44.0 Feet East Of The Westerly Line Of Said Lot 1; Thence Northerly A Distance Of 25.0 Feet To The Point Of Beginning. Containing 3233.6 Square Feet More Or Less.

CITY OF OMAHA Public Works Department

Owner(s): Phillip G. Ruffin With Leasehold Interest
To Contemporary Industries Corporation,
A Nevada Corporation

Address: 4103 Leavenworth Street

Omaha, NE 68105



Land Acquisition = _____ 3028.8 S.F.



Permanent Easement = _____ S.F.



Temporary Easement = _____ 3233.6 S.F.

Project No. : P.N. OPW50903

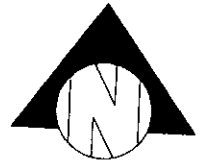
Project Name: 42ND ST.; LEAVENWORTH ST. TO HARNEY ST.

Tract No.: 2

Date Prepared: 5/16/2006

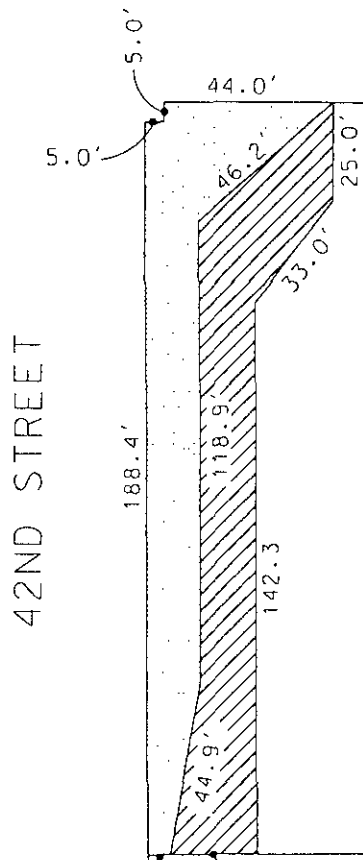
Revision Date(s): 6/16/06

Page 1 of 1



SCALE: 1"=50'

LEAVENWORTH STREET



LOT 1

THORNBURG PLACE

LOT 9

LOT 2

LOT 8

LOT 3

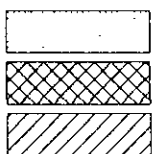
LOT 7

LOT 4

LOT 6

LOT 5

CITY OF OMAHA - PUBLIC WORKS DEPARTMENT



LAND ACQUISITION _____ 3028.8 S.F.
PERMANENT EASEMENT _____ S.F.
TEMPORARY EASEMENT _____ 3233.6 S.F.

PROJECT NO. P.N. OPW50903

TRACT NO. _____ 2