



DEED 2012089850



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Nebr Doc Stamp Tax	
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Date	
\$ 2349.00	
By	HLH

Deed 4 1/2

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DEL \_\_\_\_\_ SCAN \_\_\_\_\_ FV \_\_\_\_\_

Received - DIANE L. BATTIATO  
Register of Deeds, Douglas County, NE  
9/7/2012 13:13:53.78



PREPARED BY AND  
UPON RECORDING RETURN TO:

~~B. Hans Ipson, Esq.~~  
~~Kutak Rock LLP~~  
~~1650 Farnam Street~~  
~~Omaha, NE 68102-2186~~  
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Nebraska Land Title & Abstract  
PO Box 6577  
Lincoln NE 68506

Omaha, NE (50th & L)  
Store No. 3172-00

### GENERAL WARRANTY DEED

For valuable consideration received, **PARRA PROPERTIES, L.L.C.**, a Nebraska limited liability company ("Grantor"), hereby grants, conveys and confirms to **WAL-MART REAL ESTATE BUSINESS TRUST**, a Delaware statutory trust ("Grantee"), whose mailing address is Wal-Mart Stores, Inc. (Store No. 3172-00), Wal-Mart Property Tax Department, P.O. Box 8050, Attn: MS 0555, Bentonville, Arkansas 72716-8050, the real property legally described in the attached Schedule A situated in Omaha, Douglas County, Nebraska, together with all hereditaments and appurtenances belonging thereto (collectively, the "Property").

Grantor covenants with Grantee that Grantor:

- (a) is lawfully seized of the Property and that it is free from easements, restrictions, covenants and other encumbrances, subject only to the easements, restrictions, covenants and other encumbrances described in the attached Schedule B;
- (b) has good right and lawful authority to convey the Property; and
- (c) warrants and will defend the title to the Property against the lawful claims of all persons.

GRANTOR:

PARRA PROPERTIES, L.L.C., a Nebraska limited liability company

By [Signature]  
Name John F. Parra  
Title President

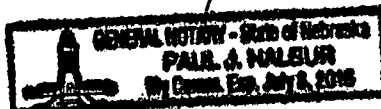
STATE OF Nebraska )  
COUNTY OF Douglas ) ss.

The foregoing instrument was acknowledged before me on this 21st day of August, 2012 by John F. Parra, President of Parra Properties, L.L.C., a Nebraska limited liability company, on behalf of the company.

[Signature]  
Notary Public

My Commission Expires:

July 6, 2016



## **SCHEDULE A**

### **LEGAL DESCRIPTION**

All of Grantor's interest in Lots 1 and 2, Avalon Replat One, as surveyed, platted and recorded in Omaha, Douglas County, Nebraska previously described as follows:

A tract of land lying in the North Half of the Southeast Quarter of Section 6, Township 14 North, Range 13 East of the 6<sup>th</sup> P.M., Douglas County, Nebraska, more particularly described as follows:

Commencing at the Northwest Corner of the Northeast Quarter of the Southeast Quarter of Section 6, Township 14 North, Range 13; thence South 86 degrees 24' West on an assumed bearing along the center section line of said Section 6, for a distance of 66.15 feet; thence South 00 degrees 00' West along the Westerly line of the East Two (2) acres in the Northwest Quarter of the Southeast Quarter of Section 6 for a distance of 50.00 feet to the point of beginning on the South R.O.W. line of "L" Street; thence North 86 degrees 24' East along said South R.O.W. line of "L" Street for a distance of 80.67 feet; thence South 00 degrees 00' West for a distance of 212.06 feet; thence North 89 degrees 57' 41" West for a distance of 80.51 feet; thence North 00 degrees 00' East for a distance of 206.94 feet to the point of beginning.

## **SCHEDULE B**

### **PERMITTED EXCEPTIONS**

1. Taxes for the year 2012 and thereafter, a lien not yet due and payable.
2. Easement executed by and between Pay-Less Self Service Shoes L Street Co., Inc., (First Party), and Roy A. Smith and Kay Watson Smith, husband and wife, and Stanley C. Searles, doing business as Chick'N Burger, (Second Parties), dated April 4, 1969 and filed April 13, 1969 in Book 475, Page 557 in the office of the Register of Deeds of Douglas County, Nebraska.
3. Easement executed by and between Roy A. Smith and Kay Watson Smith, owners, and Stanley C. Searles and Chick 'N Burger, Inc., lessees, (First Parties) and Transamerican Investment Properties, Inc. (Second Party) dated August 12, 1969 and filed October 13, 1969 in Book 481, Page 619 in the office of the Register of Deeds of Douglas County, Nebraska.
4. Hold Harmless Agreement and Perpetual Easement for storm sewer inlet executed by and between H.P. Smith Motors, Inc., a Corporation and Transamerican Investment Properties, Inc., a Corporation, dated August 12, 1969 and filed October 13, 1969 in Book 481, Page 623 in the office of the Register of Deeds of Douglas County, Nebraska.
5. Easement executed by and between Firestone Tire & Rubber Company, an Ohio corporation (First Party) and H.P. Smith, Trustee and Ronald O. Cole and wife, Dorothy Cole, (Second Parties), filed March 21, 1968 in Book 461, Page 189 in the office of the Register of Deeds of Douglas County, Nebraska.
6. Easements set forth in Plat and Dedication of Avalon Replat One.