



DEED 2011017846



FEB 22 2011 15:41 P 2

Nebr Doc
Stamp Tax

02-22-2011
Date

\$ 618.75

By MB

Fee amount: 11.00
FB: 39-09840
COMP: MB

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
02/22/2011 15:41:19.00



2011017846

Return To:

DRI Title & Escrow
12720 I Street Suite 100
Omaha, NE 68137

CORPORATE WARRANTY DEED

Rising Crest Investments, L.L.C., a Nebraska Limited liability company

Grantor, in consideration of One Dollar and other valuable consideration, receipt of which is hereby acknowledged, does hereby grant, bargain, sell, convey and confirm unto

Piano Building, LLC, a Nebraska limited liability company

Grantee, whether one or more, the following described real estate (as defined in Neb. Rev. Stat. 76-201) in Douglas County, Nebraska, more particularly described as follows;

See Attached

The Grantor covenants with the Grantee that Grantor:

- (1) is lawfully seised of such real estate and that it is free from encumbrances, subject to easements, reservations, covenants and restrictions of record, if any; and subject to all regular and special assessments;
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend the title to the real estate against the lawful claims of all persons.

Executed this 15 day of February, 2011.

Rising Crest Investments, L.L.C., a Nebraska Limited liability company

BY:

Ryan Patrick McGill
Ryan Patrick McGill, Member

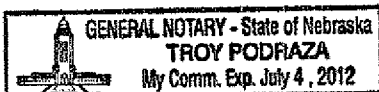
Cynthia Katherine McGill
Cynthia Katherine McGill, Member

STATE OF NEBRASKA

COUNTY OF DOUGLAS

Acknowledged, subscribed and sworn before me, a Notary Public in and for said County and State, this 15 day of February, 2011 by Ryan Patrick McGill, Member and Cynthia Kathrin McGill, Member of Rising Crest Investments, L.L.C., a Nebraska Limited liability company.

[Signature]
Notary Public



1307261-659821

A-1307261

DRI
71

LEGAL DESCRIPTION

THAT PART OF LOTS 1 AND 2, BLOCK 116, DUNDEE PLACE, A SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS, COMMENCING AT THE NW CORNER OF SAID LOT 2;

THENCE SOUTH (ASSUMED BEARING) 67.43 FEET ON THE WEST LINE OF SAID LOT 2 TO THE POINT OF BEGINNING;

THENCE N89°39'49"E 99.76 FEET ON A LINE 172.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID BLOCK 116 TO THE EAST LINE OF SAID LOT 1;

THENCE S00°04'44"E 42.50 FEET ON THE EAST LINE OF SAID LOT 1 TO THE SE CORNER THEREOF;

THENCE S89°35'19"W 99.82 FEET ON THE SOUTH LINES OF SAID LOTS 1 AND 2 TO THE SW CORNER OF SAID LOT 2;

THENCE NORTH 42.63 FEET ON THE WEST LINE OF SAID LOT 2 TO THE POINT OF BEGINNING.

CONTAINING 4,248 SQUARE FEET