



DEED 2010078401



AUG 31 2010 10:20 P 3

Nebr Doc
Stamp Tax
8/31/10
Date
\$ 360.00
By MAN

Deed 19<sup>50</sup> 19-05300  
 FEE \_\_\_\_\_  
 BKP \_\_\_\_\_ MB  
 DEL \_\_\_\_\_

Received - DIANE L. BATTIATO  
 Register of Deeds, Douglas County, NE  
 8/31/2010 10:20:42.03  
  
 2010078401

### WARRANTY DEED

Park Avenue Legacy, L.L.C., a Nebraska limited liability company, GRANTOR, in consideration of the sum of One Dollar (\$1.00) received from Gary Lee Mandolfo GRANTEE, conveys to GRANTEE the following described real estate located in Douglas County (as defined in Neb. Rev. Stat.76-201):

See attached legal description attached as Exhibit "A"

GRANTOR covenants with GRANTEE that GRANTOR:

- (1) is lawfully seized of such real estate and that it is free from encumbrances except easements, covenants and restrictions of record;
- (2) has legal power and lawful authority to convey the same;
- (3) warrant and will defend title to the real estate against the lawful claims of all persons.

Executed July 14, 2010.

PARK AVENUE LEGACY, L.L.C., a Nebraska limited liability company

By Paulette Lane  
 Paulette Lane, Member



JASON L. NAGY  
 NOTARY PUBLIC - STATE OF OHIO  
 MY COMMISSION EXPIRES APRIL 11, 2011

STATE OF Ohio )  
 ) SS  
 COUNTY OF Summit )

The foregoing instrument was acknowledged before me on July 14<sup>th</sup>, 2010 by Paulette Lane, member of Park Avenue Legacy, L.L.C., a Nebraska limited liability company.

[Signature]  
 Notary Public

094579-

19.50

⑦ ON-012947

By: James Hruban  
James Hruban, Member

STATE OF PA )  
COUNTY OF Lehigh ) SS

The foregoing instrument was acknowledged before me on July 16, 2010  
by James Hruban, member of Park Avenue Legacy, L.L.C., a Nebraska limited liability  
company.

Maria R. Tavares  
Notary Public

Return After Recording to:  
Daniel L. Rock  
Ellick, Jones, Buelt, Blazek and Longo  
8805 Indian Hills Drive, Suite 280  
Omaha, Nebraska 68114

COMMONWEALTH OF PENNSYLVANIA  
Notarial Seal  
Maria R. Tavares, Notary Public  
City of Bethlehem, Lehigh County  
My Commission Expires April 8, 2011  
Member, Pennsylvania Association of Notaries

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Lots 47, 57, 58, and 59, Burr Oak, an addition to the City of Omaha in Douglas, County, Nebraska.

And

Lots 45 and 46, Burr Oak, an addition to the City of Omaha in Douglas County, Nebraska, except that part described as follows: Beginning at the Northeast corner of said Lot 45; thence Westerly a distance of 80.00 feet along the North line of said Lot 45; thence Southerly deflecting 90 degrees, 17 minutes, 11 seconds left, a distance of 50.00 feet to a point on the South line of said Lot 45; thence Southeasterly deflecting 050 degrees, 01 minutes, 32 seconds left, a distance of 78.29 feet to a point on the South line of said Lot 46; thence Easterly deflecting 039 degrees, 41 minutes, 17 seconds left, a distance of 20.00 feet to a point on the Westerly existing Interstate 480 Right of Way line; thence Northerly deflecting 090 degrees, 17 minutes, 11 seconds left, a distance of 100.00 feet along the said Right of Way line to the point of beginning.

And

Lots 48, 49, and 60, Burr Oak, an addition to the City of Omaha in Douglas County, Nebraska, except that part described as follows: Beginning at the Northeast corner of said Lot 48; thence Southerly a distance of 133.00 feet along the West line of said 29<sup>th</sup> Street to a point on the centerline of Ed Creighton Street; thence Westerly deflecting 090 degrees, 00 minutes, 00 seconds right, a distance of 300.00 feet along the centerline of said street to point on the East line of said Park Ave. ; thence Northerly deflecting 090 degrees, 00 minutes, 00 seconds right, a distance of 53.00 feet along said line; thence Easterly deflecting 090 degrees, 00 minutes, 00 seconds right, a distance of 100.00 feet; thence Southerly deflecting 090 degrees, 00 minutes, 00 seconds right, a distance of 10.00 feet; thence Easterly deflecting 090 degrees, 00 minutes, 00 seconds left, a distance of 155.00 feet; thence Northeasterly deflecting 063 degrees, 26 minutes, 06 seconds left, a distance of 100.62 feet to the point of beginning.