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Dec 05, 2014
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FILED SARPY CO. NE.
INSTRUMENT NUMBER
2014-27242
2014 Dec 05 08:40:43 AM
Sheryl J. Rowland
REGISTER OF DEEDS



Record and Return to:

Keith Halperin, Esq
Levy & Halperin, LLP
381 Park Avenue South
Suite 713
New York, NY 10016

QUITCLAIM DEED

The *Grantor*, **WIENER OMAHA I, LLC** a limited liability company, organized and existing under and by virtue of the laws of the State of Nebraska, and having a business address of 600 Mamaroneck Avenue, Harrison, New York 10528, in consideration of the sum of One Dollar and other good and valuable consideration received, does quitclaim, grant, bargain, sell, convey, and confirm unto its wholly owned subsidiary, **WILLOW CREEK APARTMENTS, LLC** a Delaware limited liability company duly authorized to transact business in the State of Nebraska as Maxx Willow Creek Apartments, LLC, having a business address of 600 Mamaroneck Avenue, Harrison, New York 10528, herein called the *Grantee*, the following described real property in the City of Omaha, Sarpy County, Nebraska:

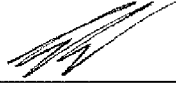
having a street address of
**7007 South 145th Street, Omaha, Nebraska, and
more particularly described on Schedule A hereto**

To have and to hold the above described premises together with all tenements, hereditaments, and appurtenances thereto belonging unto the Grantee and to Grantee's successors and assigns forever.

[SIGNATURE ON NEXT PAGE]

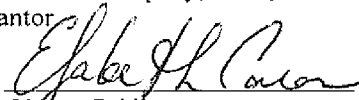
In witness whereof, Grantor has executed this instrument effective as of December 1, 2014.

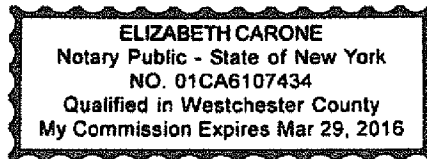
WIENER OMAHA I, LLC
a Nebraska limited liability company

By: 
Eric R. Wiener, in his capacity as manager of the Wiener Acquisition Company, LLC, the manager of The MAXX Wiener Company, LLC (which is the manager of the Grantor)

STATE OF NEW YORK)
) ss:
COUNTY OF WESTCHESTER)

The foregoing instrument was acknowledged before me this 27th day of November, 2014, by Eric R. Wiener in his capacity as manager of the Wiener Acquisition Company, LLC, the manager of The MAXX Wiener Company, LLC, which is the manager of the Grantor.


Notary Public



SCHEDULE A

Lots 1 and 2, in WILLOW CREEK REPLAT II, a Subdivision, as surveyed, platted and recorded, in Sarpy County, Nebraska, EXCEPT that part thereof described as follows:

Beginning at the Southeast corner of said Lot 1, Willow Creek Replat II; thence Westerly, along the common line between said Lot 1, Willow Creek Replat II and Lot 1, Echo Hills, a distance of 16.84 feet; thence Northerly, deflecting $89^{\circ}52'12''$ right, a distance of 113.46 feet; thence Northerly, deflecting $09^{\circ}14'59''$ left, a distance of 376.66 feet; thence Easterly, deflecting $101^{\circ}19'48''$ right, along the North line of said Lot 2, a distance of 75.87 feet; thence Southerly, deflecting $90^{\circ}00'00''$ right, along the Easterly line of said Lots 1 and 2, and along the Westerly line of State Highway No. 50 right-of-way, a distance of 183.86 feet; thence continuing along said line, deflecting $03^{\circ}34'56''$ left, a distance of 295.90 feet, to the Southeast corner of said Lot 1, Willow Creek Replat II and the Point of Beginning;

And,

Lots 1 and 2, in WILLOW CREEK REPLAT III, a Subdivision, as surveyed, platted and recorded, in Sarpy County, Nebraska;

And,

That part of Lot 3, in WILLOW CREEK REPLAT III, a Subdivision, as surveyed, platted and recorded, in Sarpy County, Nebraska, more particularly described as follows:

Beginning at the point of intersection of the Easterly right-of-way line of 145th Street and the South right-of-way line of Harrison Street, said point also being the Northwest corner of said Lot 3, Willow Creek Replat III; thence North $89^{\circ}31'55''$ East (assumed bearing), along said South right-of-way line of Harrison Street, a distance of 153.57 feet; thence South $23^{\circ}58'18''$ East, a distance of 325.26 feet, to a point on the Easterly extension of the Northerly line of Lot 2, Willow Creek Replat III; thence South $72^{\circ}20'32''$ West, along said Northerly line of Lot 2, Willow Creek Replat III and the Easterly extension thereof, a distance of 206.11 feet, to a point on said Easterly right-of-way line of 145th Street, said point also being the Northwest corner of said Lot 2, Willow Creek Replat III; thence along said Easterly right-of-way line of 145th Street on the following described courses; thence North $17^{\circ}39'28''$ West, a distance of 196.83 feet; thence Northerly on a curve to the right with a radius of 636.62 feet, a distance of 174.00 feet, said curve having a long chord which bears North $09^{\circ}49'40''$ West, a distance of 173.46 feet, to the Point of Beginning,

EXCEPT, that part described as follows: a part of Lot 3A, Willow Creek Replat III, described as: Beginning at the Northwest corner of said Lot 3A; thence North $87^{\circ}36'21''$ East, a distance of 31.54 feet; thence South $032^{\circ}15'39''$ West, a distance of 38.74 feet; to a point on a curve to the right and having a radius of 637.15 feet for an arc distance of 67.62 feet to the point of beginning.