



DEED 2015030510



APR 24 2015 13:05 P 4

Nebr Doc Stamp Tax
04-24-2015 Date
\$ 112.50
By BW

Fee amount: 28.00
FB: 43-02880
COMP: BW

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
04/24/2015 13:05:30.00



WARRANTY DEED

GREAT WESTERN BANK, a South Dakota banking corporation, successor to Douglas County Bank of Omaha and Douglas County Bank & Trust Co., GRANTOR, in consideration of One Dollar (\$1.00) and other valuable consideration received from GRANTEE, 60th & NW RADIAL, LLC, a Nebraska limited liability company, conveys to GRANTEE all of GRANTOR'S interest in and to the following described real estate (as defined in Nebraska Revised Statutes Section 76-201):

ONLY THE IMPROVEMENTS, including all buildings located on the lands (but not including the lands or any rights thereto) set forth on Exhibit A attached hereto and made a part hereof, pursuant to and in accordance with all of the terms and conditions of that certain Ground Lease by and between GRANTOR, as ground lessor and Grantee, as ground lessee, a memorandum of which was recorded with the Register of Deeds of Douglas County, Nebraska on April 24, 2015 as Instrument No. 2015-030350.

GRANTOR covenants with GRANTEE that:

- (a) GRANTOR is lawfully seised of such real estate and that it is free from encumbrances, except easements, reservations, covenants and restrictions of record;
- (b) GRANTOR has legal power and lawful authority to convey the same; and
- (c) GRANTOR warrants and will defend title to the real estate against the lawful claims of all persons claiming the same or any part thereof.

-No further text on this page-

IN WITNESS WHEREOF, the undersigned has executed this instrument as of April 22, 2015.

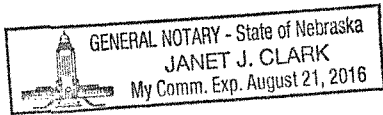
GRANTOR:

GREAT WESTERN BANK, a South Dakota banking corporation, successor to Douglas County Bank of Omaha and Douglas County Bank & Trust Co.

By: 
Gary Grote, Group President-Omaha

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me this 22 day of April, 2015, by Gary Grote, the Group President-Omaha of Great Western Bank, a South Dakota banking corporation, successor to Douglas County Bank of Omaha and Douglas County Bank & Trust Co., on behalf of said banking corporation.




Notary Public

Exhibit "A"
LEGAL DESCRIPTION

The South 44 feet of Lots 1 and 2, in Block 7, in BENSON, an Addition to the City of Omaha, as surveyed, platted and recorded, in Douglas County, Nebraska, together with the North Half (N½) of the vacated alley adjacent thereto on the South;

And,

That part of Lots 1 and 2, in Block 7, in BENSON, an Addition to the City of Omaha, as surveyed, platted and recorded, in Douglas County, Nebraska, more particularly described as follows:

Beginning at a point on the East line of said Lot 1, 44 feet Northerly of the Southeast corner of said Lot 1; thence Westerly, along a line 44 feet North of and parallel to the South line of said Lots 1 and 2, a distance of 100 feet; thence Northerly, along the West line of said Lot 2, a distance of 50.74 feet; thence Southeasterly, along the South line of the Radial Highway, to a point on the East line of said Lot 2, said point being 82.29 feet Northerly of the Southeast corner of said Lot 2, a distance of 51.31 feet; thence Southeasterly, along the South line of the Radial Highway, a distance of 52.98 feet, to a point on the East line of said Lot 1; thence Southerly, a distance of 21.20 feet, to the Point of Beginning;

And,

Lot 3, in Block 7, in BENSON, an Addition to the City of Omaha, as surveyed, platted and recorded, in Douglas County, Nebraska, together with the North Half (N½) of the vacated alley adjacent thereto on the South, EXCEPT that part of said Lot 3 lying North of a line described as follows:

Beginning at a point on the West line of Lot 3, 24 feet South of the Northwest corner of said Lot 3 and extending Southeasterly to a point on the East line of Lot 3, 32 feet South of the Northeast corner of said Lot 3;

And,

Lot 4, in Block 7, in BENSON, an Addition to the City of Omaha, as surveyed, platted and recorded, in Douglas County, Nebraska, together with the North Half (N½) of the vacated alley adjacent thereto on the South, EXCEPT that part of said Lot 4 lying North of a line described as follows:

Beginning at a point on the West line of Lot 4, 19 feet South of the Northwest corner of Lot 4 and extending Southeasterly to a point on the East line of Lot 4, 24 feet South of the Northeast corner of said Lot 4;

And,

Lot 5, in Block 7, in BENSON, an Addition to the City of Omaha, as surveyed, platted and recorded, in Douglas County, Nebraska, together with the North Half (N½) of the vacated alley adjacent thereto on the South, EXCEPT that part of said Lot 5 lying North of a line described as follows:

Beginning at a point on the West line of Lot 5, 18 feet South of the Northwest corner of Lot 5, and extending Easterly to a point on the East line of Lot 5, 19 feet South of the Northeast corner of said Lot 5;

And,

Lots 6, 7, 8, 9, 10, 11 and 12, in Block 7, in BENSON, an Addition to the City of Omaha, as surveyed, platted and recorded, in Douglas County, Nebraska, together with the North Half (N½) of the vacated alley adjacent to said Lots on the South, EXCEPT the North 18 feet of said Lots;

And,

Lots 19, 20, 21 and 22, the North 43 feet of Lots 23 and 24, the South 43 feet of the North 86 feet of Lots 23 and 24, and the South 42 feet of Lots 23 and 24, all in Block 7, in BENSON, an Addition to the City of Omaha, as surveyed, platted and recorded, in Douglas County, Nebraska, together with the South Half (S½) of the vacated alley adjacent to said Lots on the North.