



DEED 2014068937



SEP 03 2014 16:04 P 2

Nebr Doc Stamp Tax
09-03-2014 Date
\$2981.25
By PN

Fee amount: 16.00
FB: 23-32320
COMP: PN

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
09/03/2014 16:04:48.00



2014068937

Warranty Deed

H. Arnold Wassenberg, Trustee of the Arnold Wassenberg Trust dated August 28, 1997 a/k/a the H. Arnold Wassenberg Revocable Living Trust dated August 28, 1997, Grantor, in consideration of One Dollar (\$1.00) and other valuable consideration, the receipt of which is hereby acknowledged, convey to Krystal Estates, LLC, a Nebraska limited liability company, Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201) in Douglas County, Nebraska:

See Exhibit "A" attached hereto and made a part hereof

GRANTORS covenant with GRANTEES that GRANTORS:

- (1) are lawfully seized of such real estate and that it is free from all encumbrances subject to easements, reservations, covenants and restrictions of record and subject to all regular taxes and special assessments;
- (2) have 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 29, 2014

Arnold Wassenberg Trust dated August 28, 1997, a/k/a H. Arnold Wassenberg Revocable Living Trust dated August 28, 1997

By: *H. Arnold Wassenberg*
H. Arnold Wassenberg, Trustee

STATE OF NEBRASKA }
COUNTY OF *Lancaster* } ss

On The foregoing instrument was acknowledged before me on *July 29*, 2014 by H. Arnold Wassenberg, Trustee of the Arnold Wassenberg Trust dated August 28, 1997 a/k/a H. Arnold Wassenberg Revocable Living Trust dated August 28, 1997. H. Arnold Wassenberg personally appeared before me, a General Notary Public for the State of Nebraska, and is either personally known to me or was identified by me through satisfactory evidence.

1141823

Michelle L. Ihde
Notary Public

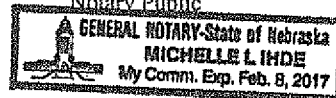


EXHIBIT "A"

All of Lots 40, 41, 42, 43, 44, and 45 and the South 38.0 feet of Lots 39 and 46; also the North 104.47 feet of the remaining part of Lot 59, Redick's 2nd Addition, an Addition to the City of Omaha, Douglas County, Nebraska, more particularly described as follows:

Beginning at the Southeast corner of Lot 42; thence on an assumed bearing of N00°07'54"E a distance of 212.98 feet; thence S89°49'32"W a distance of 279.08 feet; thence S00°21'26"E a distance of 317.47 feet; thence N90°00'00"E a distance of 280.89 feet; thence N02°20'16"W a distance of 105.36 feet to the point of beginning.

EXCEPT that part conveyed to The City of Omaha, Nebraska by Warranty Deed filed May 31, 1994 at Book 1978, Page 686, more particularly described as follows: An irregularly shaped parcel of land located in the North 104.47 feet of the remaining part of Lot 59, Redick's 2nd Addition, an Addition to the City of Omaha, Nebraska, Douglas County, Nebraska, more particularly described as follows:

Beginning at the Southeast corner of said Lot 59; thence S87°27'45"W (assumed bearing), 4.35 feet; thence Northwesterly on a curve to the right, having a radius of 3181.95 feet, a distance of 77.04 feet, said curve having a long chord N03°01'55"W a distance of 77.04 feet; thence N02°20'20"W 27.99 feet to a point on the Southerly line of Lot 42 of said Addition; thence N87°29'24"E, along said Southerly line, 0.96 feet to a point on the existing Westerly Right of Way line of 24th Street; thence S05°14'21"E along said existing Westerly Right of Way Line, 105.15 feet to the point of beginning.