



DEED 2015001076



JAN 06 2015 11:30 P 4

Nebr Doc  
Stamp Tax

01-06-2015  
Date

\$2025.00

By SB

Fee amount: 28.00  
FB: 01-60000  
COMP: SB

Received - DIANE L. BATTIATO  
Register of Deeds, Douglas County, NE  
01/06/2015 11:30:16.00



2015001076

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After recording, return to:  
Omaha Title & Escrow, Inc.  
13915 Gold Circle  
Omaha, NE 68144

#### CORPORATE WARRANTY DEED

VENICE INN, INC., a Nebraska corporation, GRANTOR, in consideration of One Dollars (\$1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto 6920 VENTURES L.L.C., a Nebraska Limited Liability Company, GRANTEE, the following described real estate (as defined in Neb. Rev. State §76-201) ("Property") in Douglas County, Nebraska:

That part of the Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼) of Section 24, Township 15 North, Range 12 East of the 6th Principal Meridian in Douglas County, Nebraska, described and bounded as follows: Beginning at a point 33 Feet North and 790.4 feet East of the Southwest (SW) corner of Section 24, Township 15 North, Range 12 East of the 6th P.M.; thence North and parallel to the West line of 69th Avenue, 210.5 feet; thence West and parallel to the North line of Pacific Street, 367.5 feet more or less to the center-line of the channel of the Little Papillion (Papio) Creek (being the North boundary of the tract intended to be conveyed hereby and hereafter referred to as the "North Boundary"); thence Southeasterly along said centerline of said channel to a point 86.5 feet South of said North Boundary; thence due East 106.5 feet; thence Southeasterly 156.97 feet, to a point 688 feet East and 33 feet North of the said Southwest corner of Section 24, Township 15 North, Range 12 East of the 6th P.M.; thence due East along the North line of Pacific Street to the point of beginning; excepting that part thereof conveyed by warranty deed to Douglas County, Nebraska filed of record on October 6, 1966, in Book 1300, Page 665 of the Deed Records of the Register of Deeds of Douglas County, Nebraska. (SWSW)

Together with Reciprocal Easement Agreement recorded July 21, 1997 in Miscellaneous Book 1216 at Page 650 of the Records of Douglas County, Nebraska.

Also together with the parking easement reserved by Warranty Deed recorded October 12, 1966 in Deed Book 1301 at Page 191 of the Records of Douglas County, Nebraska; and assignment thereof by Quit Claim Deed recorded April 29, 1982 in Deed Book 1685 at Page 272.

This conveyance is made and accepted subject to all restrictions, reservations, covenants, easements and exceptions appearing of record in the Official Public Records of Real Property (and related and predecessor real property records) of Douglas County, to the extent such matters are applicable to the Property, including without limitation: all restrictions, reservations, covenants, easements and exceptions listed on Exhibit "A", attached hereto and incorporated herein by this reference.

Subject to the foregoing, GRANTOR covenants with GRANTEE that GRANTOR:

- (1) is lawfully seized of such real estate and that it is free from encumbrances except covenants, easements, restrictions, reservations and easements of record;
- (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.

Dated this 18<sup>th</sup> day of December, 2014.

GRANTOR:  
VENICE INN, INC., A Nebraska corporation

BY: Charles Caniglia  
Charles Caniglia, President

STATE OF NEBRASKA     )  
                                      ) ss.  
COUNTY OF DOUGLAS    )

On this 18<sup>th</sup> day of December, 2014, before me, a Notary Public, in and for the State and County aforesaid, personally appeared Charles Caniglia on behalf of and as a duly authorized President of VENICE INN, INC., a Nebraska corporation, who is personally known to me and acknowledged that his signature on this Warranty Deed is his voluntary act and deed and the voluntary act and deed of VENICE INN, INC.

Subscribed and sworn to before me on the day, month and year first above set forth.

Laura K. Pohlmeier  
Notary Public

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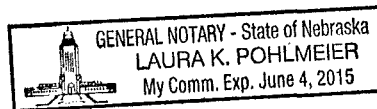


EXHIBIT "A"

Easement recorded October 16, 1968 in Book 469 at Page 341 of the Records of Douglas County, NE, granted to Omaha Public Power District, over a portion of property described therein.

Permanent Sewer Easement recorded March 17, 1978 in Book 594 at Page 679 of the Records of Douglas County, NE, granted to City of Omaha, over a portion of property described therein, to construct, maintain and operate a Sanitary Outfall Sewer.

Permanent Sewer Easement recorded March 17, 1978 in Book 594 at Page 685 of the Records of Douglas County, NE, granted to City of Omaha, over a portion of property described therein, to construct, maintain and operate a Sanitary Outfall Sewer.

Reciprocal Easement Agreement recorded July 21, 1997 in Book 1216 at Page 650 of the Records of Douglas County, NE, by and between 72 Property LLC, Kohl's Department Stores, Inc., and Venice Inn, Inc., over a portion of property described therein.

The Easements below affect the Easement Interest recorded in Book 1216 at Page 650 Only:

Easement recorded May 31, 1973, in Book 522 at Page 645 of the Records of Douglas County, Nebraska, granted to Omaha Public Power District, for installation and maintenance of utility facility on, under, through, and across a strip of land affecting subject property as contained therein. Subject to the provisions, conditions, restrictions and limitations as contained therein.

Right of Way Easement recorded September 27, 1976, in Book 570 at Page 530 of the Records of Douglas County, Nebraska, granted to Omaha Public Power District, for installation and maintenance of utility facility on, under, through, and across a strip of land affecting subject property as contained therein. Subject to the provisions, conditions, restrictions and limitations as contained therein.

Right of Way Easement recorded September 27, 1976, in Book 570 at Page 531 of the Records of Douglas County, Nebraska, granted to Omaha Public Power District, for installation and maintenance of utility facility on, under, through, and across a strip of land affecting subject property as contained therein. Subject to the provisions, conditions, restrictions and limitations as contained therein.

Permanent Sewer Easement recorded March 17, 1978, in Book 594 at Page 669 of the Records of Douglas County, Nebraska, granted to City of Omaha, for the right to construct, maintain and operate a Sanitary Outfall on, under, through, and across a strip of land affecting subject property as contained therein. Subject to the provisions, conditions, restrictions and limitations as contained therein.

Report of Appraisers recorded September 25, 1981, in Book 660 at Page 131 of the Records of Douglas County, Nebraska, contains a permanent easement for vehicular ingress and egress for public access and also contains a permanent loss of public vehicular ingress and egress affecting subject property as contained therein. Subject to the provisions, conditions, restrictions and limitations as contained therein.

Administrative Subdivision recorded January 2, 1997 in Book 1197 at Page 479 of the Records of Douglas County, Nebraska, which reveals Sewer Easement, N.R.D. Maintenance Access Easement, a Permanent Sewer Easement as shown in Book 594 at Page 699 and a Maintenance Offset Easement, along lot line as shown on Administrative Subdivision.

Memorandum of Lease executed by and between 72 Property Company and Kohls Department Stores, recorded January 2, 1997 at Book 1197 Page 484 of the Records of Douglas County, Nebraska, as contained therein. Subject to the provisions, conditions, restrictions and limitations as contained therein.

Operation and Easement Agreement executed by and between 72 Property LLC and Circuit City Stores, recorded January 2, 1997 at Book 1197 Page 488 of the Records of Douglas County, Nebraska, as contained therein. Subject to the provisions, conditions, restrictions and limitations as contained therein.

Warranty Deed recorded October 12, 1966 in Book 1301 at Page 191 of the Records of Douglas County, NE, wherein an easement is to be reserved to park automobiles over a portion of property described therein. Assignment of easement interest to Venice Inn Inc by Quit Claim Deed recorded April 29, 1982 in Book 1685 at Page 272, of the Records of Douglas County, NE.

The Instruments below affect the Easement Interest recorded in Book 1301 at Page 191 Only:

Easement recorded October 16, 1968 in Book 469 at Page 341 of the Records of Douglas County, NE, granted to Omaha Public Power District, over a portion of property described therein. (also shown on subject property)