



DEED 2015091535



OCT 29 2015 11:34 P 3

Nebr Doc
Stamp Tax

10-29-2015

Date

\$2250.00

By SB

Fee amount: 22.00
FB: 10-42280
COMP: SBReceived - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
10/29/2015 11:34:14.00

2015091535

After Recording Return To: Missouri River Title, 11239 Chicago Circle, Omaha, NE 68154 (402) 333-1025

SPECIAL WARRANTY DEED

McKENNA CONSTRUCTION, LLC, A Nebraska Limited Liability Company, GRANTOR, in consideration of One Dollar and other valuable consideration received from GRANTEE, IHG, LLC, A Nebraska Limited Liability Company, conveys to GRANTEE the following described real estate (as defined in Neb. Rev. Stat. §76-201):

Parcel 1: Lots 1 and 2, Block 5, in West Cuming, An Addition to the City of Omaha, As Surveyed, Platted and Recorded in Douglas County, Nebraska, together with the South 1/2 of vacated Burt Street adjoining said Lot 1 on the North.

Parcel 2: Lot 10, Block 4, in West Cuming, An Addition to the City of Omaha, As Surveyed, Platted and Recorded in Douglas County, Nebraska, together with the North 1/2 of vacated Burt Street adjoining on the South.

GRANTOR covenants (jointly and severally, if more than one) with GRANTEE that GRANTOR:

1. is lawfully seized of such real estate and that it is free from encumbrances, except those shown on Exhibit A;
2. has legal power and lawful authority to convey the same; and
3. warrants and will defend title to the real estate against the lawful claims of all persons claiming the same or any part thereof by, through, or under Grantor.

[REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK. SIGNATURE PAGE TO FOLLOW.]

File No.: 20150798

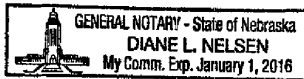
Dated this 28th day of October, 2015.

MCKENNA CONSTRUCTION, LLC,
A Nebraska Limited Liability Company

Ann McKenna
By: Ann McKenna, Manager

State of Nebraska)
) ss.
County of Douglas)

The above and foregoing Special Warranty Deed was acknowledged before me on this 28th day of October, 2015, by Ann McKenna, Manager of MCKENNA CONSTRUCTION, LLC, A Nebraska Limited Liability Company, as her free and voluntary act and deed for and on behalf of said Company.



Diane L. Nelsen
Notary Public
My commission expires: _____

File No.: 20150798

EXHIBIT "A"

1. 2015 and subsequent years' real estate taxes for Key Number 3595 0000 24 (Parcel 1)
2014 real estate taxes all paid.

2015 and subsequent years' real estate taxes for Key Number 3594 0000 24 (Parcel 2)
2014 real estate taxes all paid.
2. Plat of West Cuming filed February 9, 1886 in Book 66 at Page 217.
3. Ordinance No. 23867, vacating Burt Street, filed June 30, 1966 in Book 439 at Page 29, subject to easements reserved to the City of Omaha and Metropolitan Utilities District for utility installation and maintenance.
4. Easement filed March 10, 1969 in Book 474 at Page 323, grants an easement over and across a part of subject property for the purpose of constructing a 12 foot driveway to serve apartment buildings constructed or to be constructed, described as the North 9 feet of the South 1/2 of vacated Burt Street adjoining Lot 1, Block 5, in West Cuming, An Addition to the City of Omaha, As Surveyed, Platted and Recorded in Douglas County, Nebraska, on the North and the South 6 feet of the North 1/2 of vacated Burt Street, adjoining Lot 10, Block 4, West Cuming, An Addition to the City of Omaha, As Surveyed, Platted and Recorded in Douglas County, Nebraska, on the South.

File No.: 20150798