

DEED 2003179335



SEP 17 2003 15:25 P 2

Not Rec
Stamp Tax

9-17-03
Date

\$2668.25
By *CP*

RICHARD N TAKECHI
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

RECEIVED

CORPORATION WARRANTY DEED

E.A. Pedersen Company, a corporation organized and existing under the laws of Nebraska, Grantor, in consideration of TEN and NO/100 DOLLARS (\$10.00) and other good and lawful consideration received from DPD, LTD., L.L.C., Grantee, conveys to Grantee the following described real estate (as defined in Neb. Rev. Stat. § 76-201):

Lot 1, Nelson Acres Replat 1, being a replat of Nelson Acres, Block 1, a subdivision as surveyed, platted and recorded in Douglas County, Nebraska, containing 136,343 square feet; TOGETHER WITH the Southeasterly 50.0 feet of The Burlington Northern and Santa Fe Railway Company's (formerly Chicago, Burlington and Quincy Railroad Company) 200.0 foot wide Branch line right of way, being 100.0 feet wide on the each side of said Railway Company's Main Track centerline, as now located and constructed upon, over, and across the Southwest 1/4 of Section 33, Township 15 North, Range 13 East of the 6th P.M., Douglas County, Nebraska lying between two lines drawn parallel with and distant, respectively 50.0 feet and 100.0 feet Southeasterly, as measured at right angles from said Main Track centerline and bounded on the Northeasterly side by the Southwesterly right of way line of the Missouri Pacific Railway being more or less distant 235.6 feet Northeasterly of the Northerly extension of the West line of Lot 2, Block 236, according to the plat of Omaha, thereof, as measured along a line drawn parallel with and distant 100.0 feet Southeasterly of, as measured at right angles from said Main Track centerline; and bounded on the Southwesterly side by a line drawn at right angles to said Main Track centerline, distant 121.4 feet Southwesterly of said Northerly extension of the West line of Lot 2, Block 236, according to the plat of Omaha, thereof, as measured along a line drawn parallel with and distant 100.0 feet Southeasterly of, as measured at right angles from said Main Track centerline, containing 12,775 square feet, more commonly known as 3900 Dahlman Avenue, Omaha, Nebraska.

Grantor covenants with Grantee that Grantor:

1. Is lawfully seized of such real estate and that it is free from encumbrances except those of record;
2. It has legal power and lawful authority to convey the same; and
3. It warrants and will defend title to the real estate against the lawful claims of all persons.

Executed JUNE 30, 2003.

E.A. Pedersen Company, Grantor

By: Timothy J. Higgins, PRES.
Timothy Higgins, President

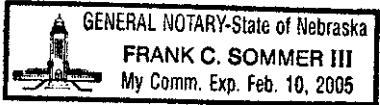
RETURN: E.A. PEDERSEN CO.
attn: TIMOTHY J. HIGGINS
3900 DAHLMAN AVE
OMAHA, NE 68107

deed
2
2

01-60000
FEE 11.00 FB 35-27211
BWP 33-15-1300 COMP _____
DEL _____ SCAN _____

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me on June 30, 2003, by Timothy Higgins, President of E.A. Pedersen Company, a Nebraska corporation, on behalf of the corporation.



Frank C. Sommer III
Notary Public

My commission expires Febr. 10, 2005

STATE OF NEBRASKA, County of Douglas

Filed for record and entered in Numerical Index on _____, 2003, at _____
o'clock ____M., and recorded in Deed Record _____ Page _____.

County or Deputy County Clerk
Register or Deputy Register of Deeds