



DEED 2012129717



DEC 19 2012 15:41 P 1

Nebr Doc
Stamp Tax12-19-2012
Date

\$2997.00

By CC

Fee amount: 6.00
FB: 03-80000
COMP: CCReceived - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
12/19/2012 15:41:22.00

2012129717

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS That Ronald Bergeron and Lynda Bergeron, husband and wife, Grantors, in consideration of One Dollar and other valuable consideration, receipt of which is hereby acknowledged, does grant, bargain, sell, convey and confirm unto Omaha Performing Arts Society, Grantee, the following described real property ("Property") in Douglas County, Nebraska:

Lots 7 and 8, in Block 147, Original City of Omaha, as surveyed and lithographed, in Douglas County, Nebraska, except that portion of Lot 8 taken by the City of Omaha and described in Report of Appraisers recorded May 31, 2002, in Book 1442, Page 490, and more particularly described as follows:

Beginning at the Northeast corner of said Lot 8; thence South 00°00'00" West along the East line of said Lot, a distance of 35.00 feet; thence Northwesterly along a curve to the left having a radius of 35.00 feet and a central angle of 90°00'00", an arc distance of 54.98 feet (chord=49.50' chord bearing=N 45°00'00" W) to a point on the North line of said Lot 8; thence North 90°00'00" East along said North line of Lot 8, a distance of 35.00 feet to the point of beginning.

To have and to hold the above described Property together with all tenements, hereditaments, appurtenances and reservations thereto belonging unto the grantees and to their assigns, or to the heirs and assigns of the survivor of them forever.

And the grantor does hereby covenant with the grantees and with their assigns and with the heirs and assigns of the survivor of them that grantor is lawfully seized of said Property; that they are free from encumbrance **except (a) covenants, easements and restrictions of record; and (b) lien of current real estate taxes, and any levied or unlevied special assessments assessed subsequent to date hereof;** that grantor has good right and lawful authority to convey the same; and that grantor warrants and will defend the title to said Property against the lawful claims of all persons whomsoever.

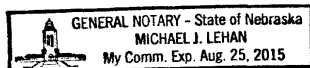
Dated this 12th day of December, 2012

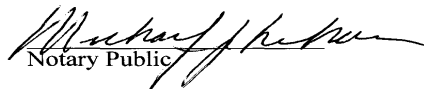

Ronald Bergeron


Lynda Bergeron

STATE OF Nebraska
COUNTY OF Douglas

The foregoing instrument was acknowledged before me this 12th day of December, 2012 by Ronald Bergeron and Lynda Bergeron.




Notary Public

NE112072