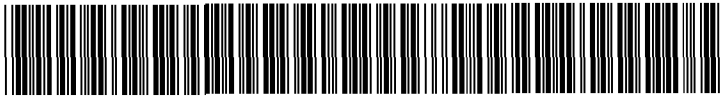




DEED 2015073700



SEP 01 2015 14:27 P 3

Nebr Doc Stamp Tax
09-01-2015 Date
\$5692.50
By PN

Fee amount: 22.00  
FB: 52-33030  
COMP: PN

Received - DIANE L. BATTIATO  
Register of Deeds, Douglas County, NE  
09/01/2015 14:27:57.00



2015073700

**RETURN TO:**  
**S&O Properties, LLC**  
155 Ida Street  
Omaha, NE 68110

### CORPORATE WARRANTY DEED

**THE GRANTOR, AARON FERER & SONS CO., a Nebraska corporation** in consideration of **One Dollar and other valuable consideration**, receipt of which is hereby acknowledged, hereby conveys to **S&O PROPERTIES, LLC, a Nebraska limited liability company, GRANTEE(s)**, the following described real estate (as defined in Neb. Rev. Stat. 76-201) in **Douglas County, Nebraska:**

See Attached Exhibit "A"

**THE GRANTOR** covenants with GRANTEES that GRANTOR:

- (1) is lawfully seized of such real estate and that it is free from encumbrances subject to easements, reservations, covenants and restrictions of record, **and subject to all regular taxes and special assessments;**
- (2) has legal power and lawful authority to convey the same; and
- (3) warrants and will defend the title to the real estate against the lawful claims of all persons.

Executed : SEPTEMBER 1, 2015

**AARON FERER & SONS CO., a Nebraska corporation**

By:   
**Matthew D. Ferer, President**

STATE OF NEBRASKA  
COUNTY OF DOUGLAS

The foregoing instrument was acknowledged before me this 1<sup>ST</sup> day of SEPTEMBER, 2015 by Matthew D. Ferer, President of AARON FERER & SONS CO., a Nebraska corporation.

Notary Public  
My Commission expires on 8-21-2016



## EXHIBIT A

### LEGAL DESCRIPTION

That part of Lot 14, in RIVERFRONT INDUSTRIAL PARK, an Addition to the City of Omaha, as surveyed, platted and recorded, in Douglas County, Nebraska, described as follows:

Commencing at the Southeast corner of said Lot 14; thence North  $69^{\circ}29'49''$  West (assumed bearing), 209.96 feet, on the Southerly line of said Lot 14; thence North  $20^{\circ}30'11''$  East, 20 feet, on the Southerly line of said Lot 14; thence North  $69^{\circ}29'49''$  West, 362.22 feet, on the Southerly line of said Lot 14, to the Point of Beginning; thence North  $24^{\circ}13'25''$  East, 370.86 feet, to the Northerly line of said Lot 14; thence Northwesterly, on the Northerly line of said Lot 14, on a 570.67 foot radius curve to the right, chord bearing North  $72^{\circ}41'31''$  West, chord distance of 108.89 feet, an arc distance of 109.06 feet, to a point of tangency; thence North  $61^{\circ}44'33''$  West, 202.39 feet, on the Northerly line of said Lot 14, to a point of curve; thence Northwesterly, on the Northerly line of said Lot 14, on a curve to the right, chord bearing North  $56^{\circ}58'32''$  West, chord distance 162.87 feet, an arc distance of 163.06 feet, to the Northwest corner of said Lot 14; thence South  $33^{\circ}20'00''$  West, 94.32 feet, on the West line of said Lot 14, to a point of curve; thence Southwesterly, on the Westerly line of said Lot 14, on a 469.28 foot radius curve to the right, chord bearing South  $63^{\circ}31'27''$  West, chord distance 471.99 feet, an arc distance of 494.56 feet, to the Southwest corner of said Lot 14; thence South  $69^{\circ}29'49''$  East, 787.24 feet, on the Southerly line of said Lot 14, to the Point of Beginning;

EXCEPT that part thereof more particularly described as follows:

Beginning at the intersection of the Easterly right-of-way line of Union Pacific Railroad, running parallel to Dock Street, and the Southerly right-of-way line of Ida Street; thence Southeasterly, on a curve to the left with a radius of 979.93 feet, a distance of 27.60 feet, said curve having a long chord which bears South  $55^{\circ}37'52''$  East (assumed bearing), a distance of 27.60 feet; thence South  $23^{\circ}16'02''$  East, a distance of 13.15 feet; thence Southeasterly, on a curve to the left with a radius of 174.60 feet, a distance of 33.24 feet, said curve having a long chord which bears South  $29^{\circ}57'00''$  East, a distance of 33.19 feet; thence North  $62^{\circ}19'05''$  West, a distance of 18.74 feet; thence North  $44^{\circ}16'41''$  West, a distance of 31.22 feet; thence North  $28^{\circ}59'32''$  West, a distance of 21.14 feet, to a point on the Westerly line of said part of Lot 14, Riverfront Industrial Park, said line also being said Easterly right-of-way line of Union Pacific Railroad; thence North  $30^{\circ}43'04''$  East, along said Westerly line of part of Lot 14, Riverfront Industrial Park, said line also being said Easterly right-of-way line of Union Pacific Railroad, a distance of 8.00 feet, to the Point of Beginning;

AND, EXCEPT that part thereof more particularly described as follows:

Commencing at the Westerly corner of said part of Lot 14, Riverfront Industrial Park, said point also being the intersection of the Easterly right-of-way line of Union Pacific Railroad, running parallel to Dock Street, and the Southerly right-of-way line of Ida Street; thence Southeasterly, on a curve to the left with a radius of 979.93 feet, a distance of 27.60 feet, said curve having a long chord which bears South  $55^{\circ}37'52''$  East, a distance of 27.60 feet; thence continuing Southeasterly, on said curve to the left with a radius of 979.93 feet, a distance of 91.78 feet, said curve having a long chord which bears South  $59^{\circ}07'17''$  East, a distance of 91.75 feet, to the Point of Beginning; thence continuing Southeasterly, on said curve to the left with a radius of 979.93 feet, a distance of 43.67 feet, said curve having a long chord which bears South  $63^{\circ}04'53''$  East, a distance of 43.67 feet; thence South  $64^{\circ}21'29''$  East, along said Northerly line of part of Lot 14, Riverfront Industrial Park, said line also being said Southerly right-of-way line of Ida Street, a distance of 202.39 feet; thence Southeasterly, on a curve to the left with a radius of 570.67 feet, a distance of 109.29 feet, said curve having a long chord which bears South  $69^{\circ}50'40''$  East, a distance of 109.13 feet, to the Northeast corner of said part of Lot 14,

Riverfront Industrial Park, said point also being the Northwest corner of Lot 2, Riverfront Industrial Park, Replat 5; thence South  $21^{\circ}35'48''$  West, along the Easterly line of said part of Lot 14, Riverfront Industrial Park, said line also being the Westerly line of said Lot 2, Riverfront Industrial Park, Replat 5, a distance of 24.18 feet; thence North  $29^{\circ}55'19''$  West, a distance of 24.32 feet; thence North  $69^{\circ}02'42''$  West, a distance of 61.73 feet; thence North  $76^{\circ}02'58''$  West, a distance of 103.12 feet; thence North  $54^{\circ}54'24''$  West, a distance of 100.39 feet; thence North  $78^{\circ}37'18''$  West, a distance of 47.18 feet; thence North  $45^{\circ}52'18''$  West, a distance of 24.17 feet; thence Northerly, on a curve to the right with a radius of 13.65 feet, a distance of 16.59 feet, said curve having a long chord which bears North  $02^{\circ}27'41''$  East, a distance of 15.59 feet, to the Point of Beginning.