



DEED 2015053721



JUL 01 2015 13:37 P 2

Nebr Doc Stamp Tax
07-01-2015 Date
\$3150.00
By CC

Fee amount: 16.00
FB: 20-43220
COMP: CC

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
07/01/2015 13:37:47.00



WARRANTY DEED

Return to: TitleCore, LLC, 9140 West Dodge Road, Suite 380, Omaha, Nebraska 68114

KSZ, LLC, a Nebraska limited liability company, GRANTOR, in consideration of ONE DOLLAR and other good and valuable consideration received from GRANTEE, SADDLECREEK 1011, LLC, a Nebraska limited liability company, conveys to GRANTEE, the following described real estate, (as defined in Neb. Rev. Stat. § 76-201):

SEE ATTACHED EXHIBIT "A".

GRANTOR covenants with GRANTEE that GRANTOR

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

Executed: JUNE 25, 2015

KSZ, LLC, a Nebraska limited liability company

By: Larry J Schumacher
Larry J. Schumacher, Manager

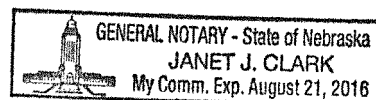
By: Bonnie M Schumacher
Bonnie M. Schumacher, Manager

State of NEBRASKA)
County of DOUGLAS) -- ss.

The foregoing Warranty Deed was acknowledged before me on JUNE 25, 2015, by Larry J. Schumacher and Bonnie M. Schumacher, as Managers of KSZ, LLC, a Nebraska limited liability company, for and on behalf of the company.

Janet J. Clark
NOTARY PUBLIC

My commission expires. 8-21-2016



1152787

EXHIBIT "A"
LEGAL DESCRIPTION

Part of Lot 1 and all of Lot 2, in Block 3, in WEST SIDE, an Addition to the City of Omaha, as surveyed, platted and recorded, in Douglas County, Nebraska, together with the East Half (E½) of the vacated alley adjacent to the South 30.00 feet of said Lot 2, Block 3, WEST SIDE on the West, and also an irregular tract of land lying North of said Lot 1, Block 3, WEST SIDE, and also all of Lots 23, 24, 25, 26, 27 and 28, in Block 2, in WEST SIDE, an Addition to the City of Omaha, as surveyed, platted and recorded, in Douglas County, Nebraska, together with the West Half (W½) of the vacated alley adjacent to said Lots 23 thru 28, Block 2, WEST SIDE on the East, and also the included portion of vacated 48th Avenue, all located in the Southeast Quarter (SE¼) of Section 19, Township 15 North, Range 13 East of the 6th P.M., in the City of Omaha, in Douglas County, Nebraska, more particularly described as follows:

Beginning at the point of intersection of the Southeasterly right-of-way line of Saddle Creek Road and the West line of said Lot 1, Block 3, West Side; thence along said Southeasterly right-of-way line of Saddle Creek Road on the following described courses; thence North 41°12'54" East, a distance of 50.85 feet; thence Northeasterly, on a curve to the left with a radius of 370.31 feet, a distance of 108.16 feet, said curve having a long chord which bears North 32°48'01" East, a distance of 107.77 feet; thence North 24°24'51" East, a distance of 111.08 feet, to the point of intersection of said Southeasterly right-of-way line of Saddle Creek Road and the Westerly extension of the North line of said Lot 28, Block 2, West Side; thence North 90°00'00" East, along said North line of Lot 28, Block 2, West Side, and the Westerly extension thereof, a distance of 194.90 feet, to a point on the centerline of said vacated alley; thence South 00°04'14" East, along said centerline of a vacated alley, a distance of 300.17 feet, to the point of intersection of said centerline of a vacated alley and the Easterly extension of the South line of said Lot 23, Block 2, West Side; thence North 90°00'00" West, along said South line of said Lot 23, Block 2, West Side and the Easterly extension thereof, and the South line of Lot 2, Block 3, West Side and the Westerly extension thereof, a distance of 342.88 feet, to a point on the centerline of said vacated alley; thence North 00°09'26" West, along said centerline of a vacated alley, a distance of 30.00 feet; thence North 90°00'00" East, a distance of 10.00 feet, to a point on the West line of said Lot 2, Block 3, West Side; thence North 00°09'26" West, along said West line of Lots 2 and 1, Block 3, West Side, a distance of 40.18 feet, to the Point of Beginning.