



DEED 2011074295



SEP 01 2011 10:50 P 2

Nebr Doc Stamp Tax
09-01-2011 Date
\$ Ex005
By LM

Fee amount: 10.50
FB: 66-07360
COMP: LM

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
09/01/2011 10:50:08.00



2011074295

"filed as received"

After recording, please return to: Jonathan L. Grob, McGrath North Mullin & Kratz, PC LLO, First National Tower, Suite 3700, 1601 Dodge Street, Omaha, NE 68102

WARRANTY DEED

Dean R. Frazier and Dorothy J. Frazier, Co-Trustees of the **DEAN R. FRAZIER REVOCABLE TRUST**, dated October 11, 2007 (collectively the "Grantor"), in consideration of One Dollar (\$1.00) and other valuable consideration, the receipt of which is hereby acknowledged, hereby convey to **DEAN MANAGEMENT, LLC**, a Nebraska limited liability company (the "Grantee"), the following real estate in Douglas County, Nebraska:

That part of Lot Three (3), Cornhusker Industrial Park #3, an Addition to the City of Omaha, in Douglas County, Nebraska, except the Northwestern 50.00 feet in width thereof described as follows: Commencing at the Southwesterly corner of said Lot 3, thence S 48°43'42" E (assumed bearing) on the Southwesterly line of said Lot 8, 50.00 feet; thence N 41°14'37" E on a line. 50.00 feet Southeasterly from and parallel with the Northwestern line of said Lot 3, 365.00 feet to the point of beginning; thence continuing N 41°14'37" E on a line 50.00 feet Southeasterly from and parallel with Northwestern line of said Lot 3, 192.65 feet to the Northeasterly curved line of said Lot 3; thence Southeasterly on a curve to the right of the Northeasterly line of said Lot 3, (said curve having a chord bearing of S 55°37'57" E, a chord distance of 352.31 feet) an arc distance of 352.39 feet to the Northeasterly corner of said Lot 3; thence S 41°13'18" W on the Southeasterly line of said Lot 3, 234.69 feet; thence N 48°46'45" W, 349.86 feet to the point of beginning.

The Grantor covenants with the Grantee that the Grantor:

(1) is lawfully seised of such real estate and that it is free from all encumbrances other than those easements, restrictions, covenants, liens, mortgages, mineral interests and other encumbrances of record;

(2) has legal power and lawful authority to convey the same;

(3) warrants and will defend the title to the real estate against the lawful claims of all persons.

Executed: 8/09, 2011.

"filed as is"

GRANTOR:

DEAN R. FRAZIER REVOCABLE TRUST, dated October 11, 2007

Dean R Frazier
Dean R. Frazier, Co-Trustee

Dorothy J. Frazier trustee
Dorothy J. Frazier, Co-Trustee

STATE OF NEBRASKA)
) ss.
COUNTY OF Douglas)

"filed as is"

The foregoing instrument was acknowledged before me on 8/09, 2011, by DEAN R. FRAZIER and DOROTHY J. FRAZIER who are known to me to be the Co-Trustees of the DEAN R. FRAZIER REVOCABLE TRUST, dated October 11, 2007.

Aaron Krysl
NOTARY PUBLIC

