DEED 2016014201

FEB 29 2016 14:43 P 1

Nebr Doc Stamp Tax
02-29-2016
Date
$ 900.00
By DW

Fee amount: 10.00
FB: 01-60000
COMP: DW

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
02/29/2016 14:43:10.00
2016014201

After Recording Return To: Missouri River Title, 11239 Chicago Circle, Omaha, NE 68154 (402) 333-1025

LIMITED LIABILITY COMPANY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT REDBIRD GROUP, LLC, A Nebraska Limited Liability Company, owner of an undivided ten percent (10%) interest in and to the subject property, herein called the Grantor, whether one or more, in consideration of One Dollar and other valuable consideration received from Grantee, does hereby grant, bargain, sell, convey, and confirm unto 6910 PACIFIC, LLC, A Nebraska Limited Liability Company, herein called the Grantee, whether one or more, the following described real property:

That part of the Southwest quarter of the Southwest quarter of Section 24, Township 15 North, Range 12 East of the 6th P.M. in the City of Omaha, Douglas County, Nebraska, described as follows: Beginning at a point 33 feet north and 980.4 feet east of the Southwest corner of said Section 24, said point being in the intersection of the north line of Pacific Street and the west line of 69th Street (said west line of of 69th Street being the west line of the 10 foot strip dedicated by Overland Wolf, Inc. for the widening of 69th Street); Thence north 412 feet; Thence west 317.6 feet; Thence south 201.5 feet; Thence east 127.6 feet; Thence south 210.5 feet to the north line of Pacific Street; Thence east along the north line of Pacific Street 190 feet to the Point of Beginning.

Except that part of the Southwest quarter of the Southwest quarter of Section 24, Township 15 North, Range 12 East of the 6th P.M. in the City of Omaha, Douglas County, Nebraska, described as follows: Beginning at the point of intersection of the north right of way line of Pacific Street with the west right of way line of 69th Street; Thence north 90°00'00" west (Bearings referenced to the Final Plat of AK-SAR-BEN BUSINESS AND EDUCATION CAMPUS, A Subdivision, as Surveyed, Platted and Recorded in Douglas County, Nebraska) for 23.00 feet along the north right of way line of Pacific Street which is parallel with and 33.00 feet north of the south line of the Southwest quarter of the Southwest quarter of Section 24; Thence north 00°00'00" east for 2.50 feet; Thence south 90°00'00" east for 19.29 feet parallel with and 2.50 feet north of the north right of way line to Pacific Street; Thence north 67° 58'32" east for 4.00 feet to the west right of way line of 69th Street; Thence south 00°00'00" west for 4.00 feet to the Point of Beginning. Contains 60 square feet.

To have and to hold the above described premises together with all tenements, hereditaments and appurtenances thereto belonging unto the Grantee and to Grantee's heirs and assigns forever.

And the Grantor does hereby covenant with the Grantee and with Grantee's heirs and assigns that Grantor is lawfully seized of said premises; that said premises are free from encumbrances except covenants, easements and restrictions of record and all regular taxes and special assessments, except those levied or assessed subsequent to date hereof; that Grantor has right and lawful authority to convey the same; and that Grantor warrants and will defend the title to said premises against the lawful claims of all persons whomsoever.

Dated this 24 day of February, 2016.

REDBIRD GROUP, LLC, A Nebraska Limited Liability Company

By: Amy Leise, Sole Manager

State of Nebraska)
) ss.
County of Douglas)

The foregoing instrument was acknowledged before me on this 24th day of February, 2016, by Amy Leise, Sole Manager of REDBIRD GROUP, LLC, A Nebraska Limited Liability Company, as her free and voluntary act and deed for and on behalf of said company..

GENERAL NOTARY - State of Nebraska
JANE M. HEATH
My Comm. Exp. February 14, 2018

Notary Public
My commission expires: 2/14/2018

File No.: 20160007