



DEED 2014055975



JUL 22 2014 13:09 P 2

Nebr Doc  
Stamp Tax07-22-2014  
Date

\$ 855.00

By DW

Fee amount: 16.00  
FB: 10-09500  
COMP: DWReceived - DIANE L. BATTIATO  
Register of Deeds, Douglas County, NE  
07/22/2014 13:09:45.00

2014055975

RETURN TO:  
FTK Midtown Group, LLC  
19505 Pearl Circle  
Elkhorn, NE 68022**WARRANTY DEED**

**KNOW THAT ALL MEN BY THESE PRESENTS THAT I or WE, International Immobiliare, LLC, a Nebraska limited liability company, GRANTOR(s)** herein called the grantor whether one or more, in consideration of **One Dollar and other valuable consideration** received from grantees, do hereby grant, bargain, sell, convey, and confirm unto **FTK Midtown Group, LLC, a Nebraska limited liability company,** herein called the grantee whether one or more, the following described real property in **Douglas County, NE:**

**SEE ATTACHED EXHIBIT "A"**

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

And the grantor does hereby covenant with the grantees and their assigns and with the heirs and assigns of the survivor of them that grantor is lawfully seized of said premises; that they are free from any encumbrance **except covenants, easements and restrictions of record; all regular taxes and special assessments, except those levied or 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 premises against the lawful claims of all persons whomsoever.

Executed :

7/19/2014

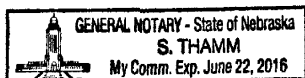
International Immobiliare, LLC, a Nebraska limited liability company

By Jason Ruegg, Manager

By Michael P. Earl, Manager

STATE OF NEBRASKA  
COUNTY OF Douglas

The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of July, 2014 by Jason Ruegg and Michael P. Earl, Managers of International Immobiliare, LLC, a Nebraska limited liability company.



Notary Public

My Commission expires on 6/22/16

OTC1245

Escrow File No.: OTC1245

**EXHIBIT "A"**

**Lots Ten (10) and Eleven (11) and the North 48.00 feet of Lot Twelve (12) lying East of Saddle Creek Road, in Block Two (2), in Doneckens Addition to Walnut Hill, an Addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska; EXCEPT that part deeded to the City of Omaha, Nebraska, a municipal corporation by Corporate Warranty Deed, recorded June 30, 1997 in Book 2064, Page 349, more particularly described as follows:**

**An irregular shaped parcel of land located in Lots Eleven (11) and the North 48.00 feet of Lot Twelve (12), lying East of Saddle Creek Road, in Block Two (2), in Doneckens Addition to Walnut Hill, more particularly described as follows: Beginning at a point 14.00 feet North and 62.52 feet West of the Southeast Corner of said Lot Twelve (12); thence North 89 degrees 05 minutes 02 seconds West for a distance of 7.38 feet, to a point on the East Right of Way line of Saddle Creek Road, thence North 01 degrees 10 minutes 49 seconds East for a distance of 78.20 feet and along the East Right of Way line of Saddle Creek Road; thence South 06 degrees 27 minutes 58 seconds East for a distance of 30.55 feet and to a point of curvature; thence on a curve to the right with a radius of 610.96 feet, a central angle of 03 degrees 41 minutes 05 seconds (chord bearing South 04 degrees 37 minutes 12 seconds for a distance of 8.72 feet) for an arc distance of 8.74 feet; thence South 02 degrees 22 minutes 17 seconds East for a distance of 39.29 feet to the point of beginning.**