



DEED 2013090116



SEP 03 2013 15:17 P 2

Nebr Doc Stamp Tax
09-03-2013 Date
\$4860.00
By PN

Fee amount: 16.00  
FB: 58-03220  
COMP: PN

Received - DIANE L. BATTIATO  
Register of Deeds, Douglas County, NE  
09/03/2013 15:17:54.00



2013090116

### WARRANTY DEED

Russell E. Van Horn and Susan D. Van Horn, husband and wife, GRANTORS, in consideration of one dollar and other valuable consideration received, convey to Malec Properties, Inc., GRANTEE, a Nebraska corporation, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Three (3), Four (4), Five (5), Six (6) and Seven (7), in Subdivision of Lot One Hundred Thirty-One (131) in Benson Acres, an Addition to the City of Omaha, Douglas County, Nebraska, EXCEPT the West 146.85 feet thereof and EXCEPT that part thereof taken by the State of Nebraska for right-of-way for Military Avenue on the South and EXCEPT for that part thereof taken for Ames Avenue Cul-De-Sac on the North, Together with the South part of vacated Ames Avenue, North of Lots Four (4) and Five (5), in Subdivision of Lot One Hundred Thirty-One (131) in Benson Acres, an Addition to the City of Omaha, Douglas County, Nebraska; between the West line of Lot Five (5) extended and the West boundary line of the Ames Avenue Cul-de-Sac.

EXCEPTING;

That part conveyed to the City of Omaha, Nebraska, a Municipal Corporation in Warranty Deed recorded March 15, 2001 in Book 2175, Page 447; and Affidavit of Correction recorded February 12, 2003 in Book 1493, Page 380; records of Douglas County, Nebraska, described as:

That part of Lots Three (3) through Seven (7) of the Subdivision of Lot One Hundred Thirty-One (131), Benson Acres, a subdivision in Douglas County, Nebraska, described as follows: Commencing at the Northeast corner of said Lot Three (3); thence South 00 degrees 07 minutes 05 seconds West (bearings based on the final plat of Benson Park Plaza, a subdivision in Douglas County, Nebraska) for 452.39 feet along said East line of Lot Three (3) to the true point of beginning; thence South 00 degrees 07 minutes 05 seconds West for 14.44 feet continuing along the East line of said Lot Three (3) to the North right of way line of Military Avenue; thence North 55 degrees 33 minutes 42 seconds West for 596.84 feet along said North right of way line; thence North 34 degrees 26 minutes 18 seconds East for 17.66 feet; thence North 65 degrees 46 minutes 04 seconds East for 5.70 feet; thence South 24 degrees 13 minutes 56 seconds East for 19.71 feet; thence South 30 degrees 04 minutes 50 seconds East for 9.20 feet; thence South 66 degrees 56 minutes 10 seconds East for 41.91 feet; thence along a curve to the left

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(having a radius of 126.02 feet and a long chord bearing South 48 degrees 47 minutes 30 seconds East for 43.39 feet) for an arc distance of 43.61 feet; thence South 56 degrees 42 minutes 33 seconds East for 218.16 feet; thence South 56 degrees 24 minutes 40 seconds East for 50.32 feet; thence South 55 degrees 20 minutes 29 seconds East for 100.59 feet; thence South 52 degrees 45 minutes 26 seconds East for 31.55 feet; thence South 51 degrees 25 minutes 00 seconds East for 35.54 feet; thence South 55 degrees 20 minutes 29 seconds East for 40.44 feet to the point of beginning.

GRANTORS covenant (jointly and severally) with GRANTEE that GRANTORS:

- 1) are lawfully seised of such real estate and that it is free from encumbrances except for: (a) easements, reservations, covenants and encumbrances of record; and, (b) any encumbrances arising from any actions of the GRANTEE;
- 2) have legal power and lawful authority to convey the same; and
- 3) warrant and will defend title to the real estate against the lawful claims of all persons except for any claims arising from any actions of the GRANTEE.

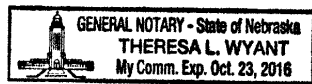
Executed this 29 day of August, 2013.

Russell E. Van Horn  
Russell E. Van Horn

Susan D. Van Horn  
Susan D. Van Horn

STATE OF NEBRASKA       )  
  ) ss.  
COUNTY OF DOUGLAS    )

The foregoing instrument was acknowledged before me on this 29 day of August, 2013 by Russell E. Van Horn and Susan D. Van Horn.



Theresa L. Wyant  
Notary Public