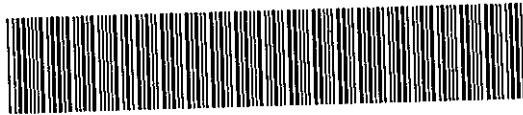




BK 2161 PG 150-153



DEED 2000 11900

Nebr Doc  
Stamp Tax

8-28

Date

\$ 2-800

By

RICHARD N TAKECHI  
REGISTER OF DEEDS  
DOUGLAS COUNTY, NE

00 AUG 28 PM 1:10

RECEIVED

**THIS PAGE INCLUDED FOR INDEXING  
PAGE DOWN FOR BALANCE OF INSTRUMENT**

*B*  
*Deed*  
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FEE 20.50 FB \_\_\_\_\_  
BNP \_\_\_\_\_ C/O \_\_\_\_\_ COMP \_\_\_\_\_  
DEL \_\_\_\_\_ SCAN de FY \_\_\_\_\_

**WARRANTY DEED  
PUBLIC PURPOSES**

When recorded return to:  
City of Omaha, Nebraska  
Public Works Department  
Design Division  
R-O-W Section  
(Tom Lund R/W Agent)

FOR OFFICE USE ONLY  
Project: 72<sup>nd</sup> Street (Jones to Western)  
City Proj. No.: S.P. 86-23B  
Tract No.: 42  
Address: 119 No. 72<sup>nd</sup> Street  
Omaha, Nebraska 68114

**KNOW ALL MEN BY THESE PRESENTS:**

THIS DEED, made this 15 day of May, 2000, AD, between **Furniture Row USA, L.L.C.** f/k/a/ Visser Real Estate Investments, a Colorado limited liability company, and herein known as the "GRANTOR," whether one or more, for and in consideration of the sum of Fifty eight thousand two hundred fifty and 00/100 dollars (\$58,250.00) and other good and valuable consideration, in hand paid, do hereby grant, bargain, sell, convey, and confirm for public purposes unto the **City of Omaha, Nebraska**, a Municipal Corporation, organized and existing under and by virtue of the Laws of the State of Nebraska, herein known as the "CITY," the following described real estate, situated in the County of Douglas and State of Nebraska, to-wit:

**SEE ATTACHED EXHIBIT "A"—LAND ACQUISITION LEGAL DESCRIPTION**

TO HAVE AND TO HOLD the above described premises, together with all the tenements, hereditaments, and appurtenances thereunto belonging, unto said CITY and its successors and assigns forever.

And the said GRANTOR, for itself and its successors, does hereby covenant and agree to and with the said CITY, and its successors and assigns, that at the time of the execution and delivery of these presents it is lawfully seized of said premises, that it has good right and lawful authority to convey the same; that they are free from encumbrance; and party of the first part does hereby covenant for itself and its successors to warrant and defend the said premises against the lawful claims of all persons claiming by, through, or under Grantor.

IN WITNESS WHEREOF, the said GRANTOR has hereunto (caused its Seal to be affixed) (the said limited liability company has no Seal) and these presents to be signed by its respective officers this 15th day of May, 19 2000.

**Furniture Row USA, L.L.C.**  
(Name of limited liability company)

PRESIDENT or AUTHORIZED OFFICER

Gregory A. Ruegsegger, Manager  
(Name and Title)

ATTEST:

Joanne M. Stealey, Legal Assn.  
(Name and Title)

STATE OF Colorado )  
) SS  
COUNTY OF Jefferson

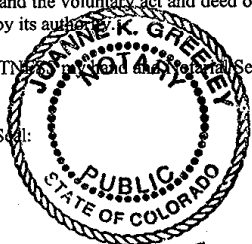
(Seal)

On this 15th day of May, 19 2000, before me, a Notary Public in and for said County, personally came Gregory A. Ruegsegger, Manager of **Furniture Row USA, L.L.C.**, a Colorado limited liability company, and Joanne M. Stealey, Legal Assn. of said limited liability company,

to me personally known to be the respective officers of said limited liability company and the identical persons whose names are affixed to the foregoing instrument, and acknowledged the execution thereof to be their respective voluntary act and deed as such officers and the voluntary act and deed of said limited liability company, and the Seal of said limited liability company to be thereto affixed by its authorized officers.

WITNESSED and signed and affixed my Seal the day and year last above written.

Notary Seal:



Joanne K. Greaney  
NOTARY PUBLIC

Commission Expires 9/30/02

# Exhibit "A"

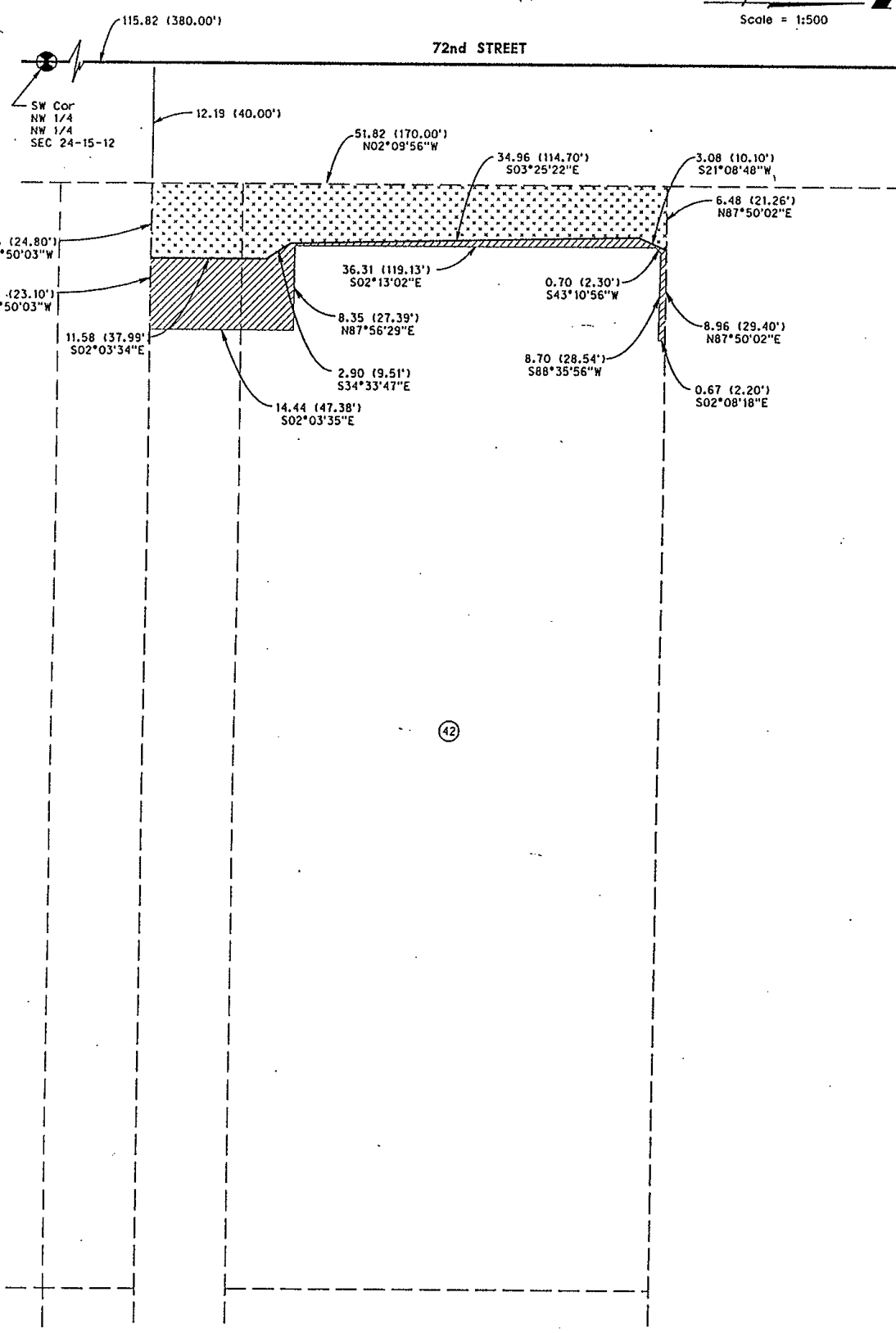
Project No. SP 86-23B

Tract No. 42




## LAND Acquisition:

A tract of land located in the NW 1/4 of the NW 1/4 of Section 24, Township 15 North, Range 12 East of the 6<sup>th</sup> P.M., Douglas County, Nebraska, and described as follows:

Beginning at a point 115.82 meters (380.00 feet) north of and 12.19 meters (40.00 ft.) east of the Southwest corner of the NW1/4 of the NW1/4 of Section 24 thence N02°09'56"W a distance of 51.82 meters (170.00 feet); thence N87°50'02"E a distance of 6.48 meters (21.26 feet); thence S21°08'48"W a distance of 3.08 meters (10.10 feet); thence S03°25'22"E a distance of 34.96 meters (114.70 feet); thence S34°33'47"E a distance of 2.90 meters (9.51 feet); thence S02°03'34"E a distance of 11.58 meters (37.99 feet); thence S87°50'03"W a distance of 7.56 meters (24.80 feet) to the Point of Beginning and containing 318.22 square meters (3,425.29 s.f.) more or less.



42

	LAND ACQUISITION <u>318.22 (3425.29)</u>
	PERMANENT EASEMENT _____
	TEMPORARY EASEMENT <u>132.51 (1426.33)</u>
LEGEND: S.M. (S.F.)	

PROJECT NO. <u>SP 86-23B</u>
TRACT NO. <u>42</u>
DATE: <u>NOV. 10, 1999</u>

OWNER: Visser Real Estate Investments  
 119 N 72nd St.  
 Omaha, Ne. 68144

LEAD AGENCY:  
 CITY OF OMAHA  
 PUBLIC WORKS DEPARTMENT