



DEED 2007103718



SEP 10 2007 14:15 P 2

Nebr Doc
Stamp Tax
9/10/07
Date
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By JB

Deed
 2 FEB 10:50 PM 55-42700
 BVP C/D C... 88
 1 DEL C/D C...

Received - DIANE L. BATTIATO
 Register of Deeds, Douglas County, NE
 9/10/2007 14:15:39.64



2007103718

CORPORATE 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:	Aksarben Place-63rd & Center Street Public Improvements
City Proj. No.:	OPW 51235
Tract No.:	2
Address:	2313 South 63rd Street Omaha, Nebraska 68106

KNOW ALL MEN BY THESE PRESENTS:

THIS DEED, made this 31 day of August, 2007, AD, between **Evron, Inc.**, a Nebraska corporation, and herein known as the "GRANTOR," whether one or more, for and in consideration of the sum of *Four thousand eight hundred fifty and 00/100 dollars (\$4,850.00)* 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" LEGAL DESCRIPTION RIGHT-OF-WAY ACQUISITION

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, except those now of record; 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 whomsoever.

IN WITNESS WHEREOF, the said GRANTOR has hereunto (caused its Corporate Seal to be affixed) (the said Corporation has no Corporate Seal) and these presents to be signed by its respective officers this

31 day of August, 2007.

Evron, Inc.

(Name of Corporation)

PRESIDENT or AUTHORIZED OFFICER

Paul Waggoner, President
 (Name and Title)

ATTEST:

(Name and Title)

STATE OF NEBRASKA)

(Corporate Seal)

) SS

COUNTY OF DOUGLAS)

On this 31 day of August, 2007, before me, a Notary Public in and for said County, personally came PAUL WAGGONER, President
 (Name) (Title)
 of Evron, Inc., a Nebraska Corporation, and

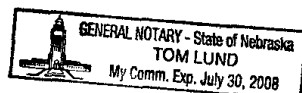
(Name) (Title), of said Corporation,

to me personally known to be the respective officers of said corporation 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 Corporation, and the Corporate Seal of said Corporation to be thereto affixed by its authority.

WITNESS my hand and Notarial Seal the day and year last above written.

Tom Lund
 NOTARY PUBLIC

Notary Seal:



©

Project No. EGA061123

Exhibit "A"

Date: 1-30-07

DESCRIPTION & SKETCH

LEGAL DESCRIPTION: RIGHT-OF-WAY ACQUISITION

A PORTION OF LOT 7, BLOCK 4, WEST LAWN PARK, AND A PORTION OF THE NORTH 1/2 OF VACATED CASTELAR STREET, ALL AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF THE NORTH HALF OF VACATED CASTELAR STREET AND THE EAST RIGHT-OF-WAY LINE OF 63rd STREET; THENCE NORTH 00°32'47" WEST ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 175.00 FEET TO THE NORTHWEST CORNER OF THE AFORESAID LOT 7; THENCE NORTH 89°27'13" EAST ALONG THE NORTH LINE OF SAID LOT 7, A DISTANCE OF 8.80 FEET; THENCE SOUTH 00°22'05" EAST, A DISTANCE OF 175.13 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTH HALF OF VACATED CASTELAR STREET; THENCE NORTH 89°38'29" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 8.26 FEET TO THE POINT OF BEGINNING. CONTAINING 1493 SQUARE FEET, MORE OR LESS.

LEGAL DESCRIPTION: PERMANENT SEWER EASEMENT

A PORTION OF LOT 7, BLOCK 4, WEST LAWN PARK, AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF THE NORTH HALF OF VACATED CASTELAR STREET AND THE EAST RIGHT-OF-WAY LINE OF 63rd STREET; THENCE SOUTH 89°38'29" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 8.26 FEET; THENCE NORTH 00°22'05" WEST, A DISTANCE OF 125.06 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°22'05" WEST, A DISTANCE OF 10.00 FEET; THENCE NORTH 89°37'55" EAST, A DISTANCE OF 5.00 FEET; THENCE SOUTH 00°22'05" EAST, A DISTANCE OF 10.00 FEET; THENCE SOUTH 89°37'55" WEST, A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING. CONTAINING 50 SQUARE FEET, MORE OR LESS.

LEGAL DESCRIPTION: TEMPORARY CONSTRUCTION EASEMENT "A"

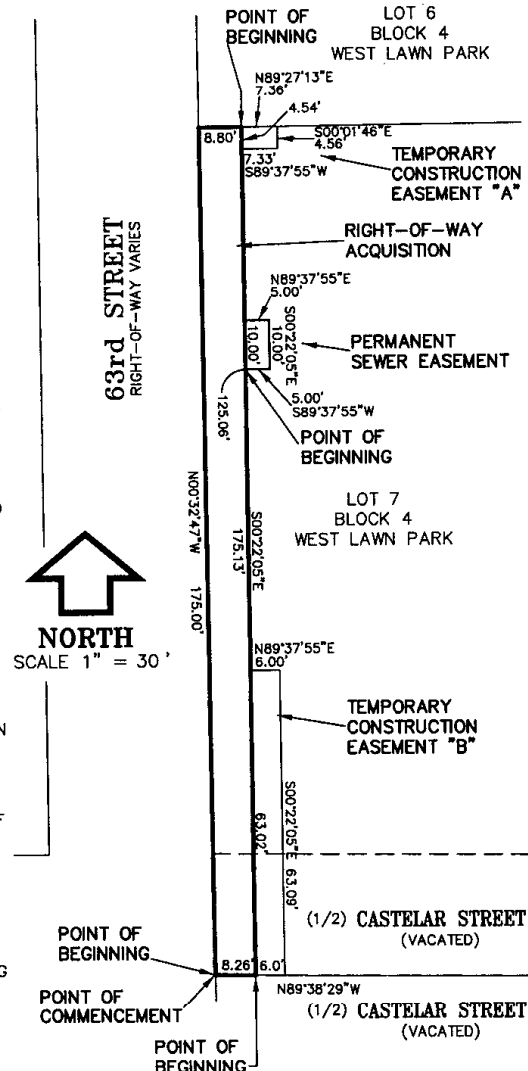
A PORTION OF LOT 7, BLOCK 4, WEST LAWN PARK, AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF THE NORTH HALF OF VACATED CASTELAR STREET AND THE EAST RIGHT-OF-WAY LINE OF 63rd STREET; THENCE NORTH 00°32'47" WEST ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 175.00 FEET TO THE NORTHWEST CORNER OF THE AFORESAID LOT 7; THENCE NORTH 89°27'13" EAST ALONG THE NORTH LINE OF SAID LOT 7, A DISTANCE OF 8.80 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°27'13" EAST ALONG SAID NORTH LINE, A DISTANCE OF 7.36 FEET; THENCE SOUTH 00°01'46" EAST, A DISTANCE OF 4.56 FEET; THENCE SOUTH 89°37'55" WEST, A DISTANCE OF 7.33 FEET; THENCE NORTH 00°22'05" WEST, A DISTANCE OF 4.54 FEET TO THE POINT OF BEGINNING. CONTAINING 33 SQUARE FEET, MORE OR LESS.

LEGAL DESCRIPTION: TEMPORARY CONSTRUCTION EASEMENT "B"

A PORTION OF LOT 7, BLOCK 4, WEST LAWN PARK, AND A PORTION OF THE NORTH 1/2 OF VACATED CASTELAR STREET, ALL AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF THE NORTH HALF OF VACATED CASTELAR STREET AND THE EAST RIGHT-OF-WAY LINE OF 63rd STREET; THENCE SOUTH 89°38'29" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 8.26 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°22'05" WEST, A DISTANCE OF 63.02 FEET; THENCE NORTH 89°37'55" EAST, A DISTANCE OF 6.00 FEET; THENCE SOUTH 00°22'05" EAST, A DISTANCE OF 63.09 FEET TO A POINT ON THE AFORESAID SOUTH LINE OF THE NORTH HALF OF CASTELAR STREET. THENCE NORTH 89°38'29" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 6.00 FEET TO THE POINT OF BEGINNING. CONTAINING 378 SQUARE FEET, MORE OR LESS.



**EHRHART
GRIFFIN &
ASSOCIATES**

ENGINEERING

PLANNING

LAND SURVEYING

3552 Farnam Street • Omaha, Nebraska 68131 • 402 / 551-0631