



DEED 2009095738



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Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
9/1/2009 07:54:35.27



2009095738

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that Community Alliance, Inc., a Nebraska non-profit corporation, herein called the GRANTOR, whether one or more, in consideration of One Dollar and other valuable consideration received from GRANTEE, does grant, bargain, sell, convey and confirm unto Mariela Real Estate L.L.C., a Nebraska limited liability company, herein called the Grantee whether one or more, the following described real property in Douglas County, Nebraska:

See Exhibit "A" attached hereto and made a part hereof.

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 successors and assigns forever.

And GRANTOR does hereby covenant with the GRANTEE and with GRANTEE's successors and assigns that GRANTOR is lawfully seized of said premises; that they are free from encumbrance, except those easements, restrictions and covenants of record.

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: August 25, 2009

Community Alliance, Inc., a Nebraska non-profit corporation

Carole J. Boye

By: Carole J. Boye, President & CEO


Boye 29c

1451100908

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

On August 25, 2009, before me, the undersigned, a Notary Public, duly commissioned and qualified in said County, personally came Carole J. Boye, President and CEO of Community Alliance, Inc., a Nebraska non-profit corporation known to be the identical person(s) whose name(s) is affixed to the foregoing instrument and acknowledged the execution thereof to be her voluntary act and deed on behalf of said corporation.

Witness my hand and notarial seal the day and year last above written.



NOTARY PUBLIC

My commission expires:



EXHIBIT A

Parcel A:

That part of Lot 11, West Pacific Commercial an Addition to the City of Omaha, Douglas County, Nebraska, described as follows:

Beginning at the SE Corner of Lot 11; thence Northwesterly on the West curved right of way line of 75th Street (radius being 165.00 feet) for an arc distance of 66.21 feet; thence continuing Northwesterly on the West right of way line of 75 Street, 123.79 feet; thence Southwesterly and at right angles to the West right of way line of 75th Street a distance of 86.45 feet to a point on the West line of Lot 11, thence Southerly, along said West line, 153.93 feet to the SW corner of Lot 11; thence Northeasterly along the South line of Lot 11, 167.00 feet to the point of beginning.

Parcel B:

That part of Lot 11, West Pacific Commercial, an Addition to the City of Omaha, Douglas County, Nebraska, together with that portion of vacated 75th Street adjoining said Lot 11, more particularly described as follows:

Beginning at the Northwest corner of said Lot 11; thence South on the West line of said Lot 11, 116.27 feet; thence N 57°27'00" East, 86.45 feet to a point on the Westerly R.O.W. line of 75th Street; thence N 32°38'55" West on the Westerly R.O.W. line of 75th Street, 54.24 feet to a point of curve; thence on a curve to the left (radius being 50.75 feet - chord bearing North 61°20'25" West) on the Southwesterly R.O.W. line of 75th Street, an arc distance of 50.83 feet to the point of beginning.

Property Address: 616 South 75th Street
Omaha, NE 68114