



DEED 2004167732



DEC 29 2004 10:17 P 3

Nebr Doc Stamp Tax
12.29.04
Date
\$3543.75
By CC

Received - RICHARD TAKECHI
Register of Deeds, Douglas County, NE
12/29/2004 10:17:21.72



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Deed
3/2

FEE 16⁰⁰ FB 59-25698
 BKP _____ C/O _____ COMP Mb
 DEL _____ SCAN _____ FV _____

Temp. 12.4.01

137405 -

CORPORATION WARRANTY DEED

KNOWN ALL MEN BY THESE PRESENTS, that J Mart, Inc., a Nebraska Corporation, herein called the GRANTOR, whether one or more, in consideration of One Dollar and other valuable consideration received from GRANTEES, does grant, bargain, sell, convey and confirm unto Thorne, LLC, a Nebraska Limited Liability Company, herein called the GRANTEE, whether one or more, the following described real property in Douglas County, Nebraska:

Lots 1 and 2, in Miracle Village, an Addition to the City of Omaha, Douglas County, Nebraska, located in the Southwest Quarter of Section 17, Township 15 North, Range 12 East of the 6th P.M., Douglas County, Nebraska,

EXCEPT that part of Lot 2 being described as follows: Beginning at the Southwest corner of Lot 2, Miracle Village; thence N 11°11'45" E, along the East R.O.W. of 120th Street, 137.00 feet; thence S 78°48'15" E, 210.79 feet to a point on the East line of said Lot 2, Miracle Village; thence S 28°13'59" W along said East line, 109.64 feet to the Southeast corner of said Lot 2; thence N 89°00'41" W along the North R.O.W. of Webster Street, 181.53 feet to the point of beginning;

TOGETHER WITH non-exclusive rights as contained in the Easement Agreement filed January 9, 1989 in Book 874 at Page 108, as amended by Amended and Restated Easement Agreement filed May 15, 2000 in Book 1338 at Page 30, Miscellaneous Records, Douglas County, Nebraska.

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.

DATED: December 23, 2004

J Mart, Inc., a Nebraska Corporation

By James R. Kongs
James R. Kongs, President

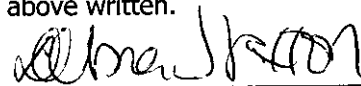
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STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

On December 23, 2004, before me, the undersigned, a Notary Public, duly commissioned and qualified in said County, personally came James R. Kongs, President of J Mart, Inc., a Nebraska Corporation known to be the identical person(s) whose name(s) is affixed to the foregoing instrument and acknowledged the execution thereof to be his 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:

