



DEED 2011017828



FEB 22 2011 15:16 P 2

Nebr Doc Stamp Tax
02-22-2011 Date
\$1640.25
By CC

Fee amount: 11.50  
FB: 02-44760  
COMP: CC

Received - DIANE L. BATTIATO  
Register of Deeds, Douglas County, NE  
02/22/2011 15:16:04.00



### WARRANTY DEED

**KNOW THAT ALL MEN BY THESE PRESENTS THAT I or WE, Cutchall Property Management, L.L.C., a Nebraska limited liability company,** ( in accordance with the articles of organization and operating agreement and all amendments thereto, if any) **GRANTOR(s)** herein called the grantor whether one or more, in consideration of **One Dollar and other valuable consideration** received from grantees, do hereby grant, bargain, sell, convey, and confirm unto **EON Properties, LLC, a Nebraska limited liability company,** herein called the grantee whether one or more, the following described real property in Douglas County, NE:

**LEGAL DESCRIPTION ATTACHED: EXHIBIT "A"**

To have and hold above described premises together with all tenements, hereditaments and appurtenances thereto belonging unto the grantees and their assigns, or to the heirs and assigns of the survivor of them forever.

And the grantor does hereby covenant with the grantees and their assigns and with the heirs and assigns of the survivor of them that grantor is lawfully seized of said premises; that they are free from any encumbrance **except covenants, easements and restrictions of record; all regular taxes and special assessments, except those levied or assessed subsequent to date hereof;** 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.

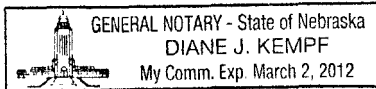
Executed : 1-24-2011

**Cutchall Property Management, L.L.C., a  
Nebraska limited liability company**

By Gregory S. Cutchall, Manager

STATE OF NEBRASKA  
COUNTY OF Douglas

The foregoing instrument was acknowledged before me this 24 day of January, 2011 by Gregory S. Cutchall, Managing Member of Cutchall Property Management, L.L.C., a Nebraska limited liability company



Notary Public  
My Commission expires on 3-2-2012

**RETURN TO:**  
**EON Properties LLC**  
c/o Nikhil Mehta  
17330 W. Center Road Suite 100-152  
OMaha, Nebraska 68130

**EXHIBIT "A"**

**Lot 7, Woodland Place, an Addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska; AND,**

**A tract of land located in the South 40 feet of Lots 8 and 9, Woodland Place, an Addition to the City of Omaha, as surveyed, platted, and recorded in Douglas County, Nebraska, described as follows: Referring to the Southwest corner of said Lot 9; thence Easterly a distance of 5.29 feet along the South line of said Lots 9 and 8, to the point of beginning; thence Easterly deflecting 00°00'00" a distance of 75.21 feet along said line; thence Northerly deflecting 90°00'00" left, a distance of 40.00 feet along the East line of said Lot 8; thence Westerly deflecting 90°00'00" left, a distance of 75.35 feet along the North line of said Lots 8 and 9; thence Southerly deflecting 90°12'22" left, a distance of 40.00 feet to the point of beginning; AND,**

**The North 81 feet of Lots 8 and 9, Woodland Place, an Addition to the City of Omaha, as surveyed, platted and recorded, in Douglas County, Nebraska, except that part deeded to the State of Nebraska in Book 1736 at Page 461.**