



DEED 2006095990



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8.22.06  
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Received - DIANE L. BATTIATO  
Register of Deeds, Douglas County, NE  
8/22/2006 09:21:29.21



WARRANTY DEED

YOGESH M. PANCHAL and DEVILA Y. PANCHAL, GRANTORS, in consideration of One Dollar (\$1.00) and other good and valuable consideration received from GRANTEE, PANCHAL ENTERPRISES, INC., convey to GRANTEE, the following described real estate effective January 1, 2006 (as defined in Neb. Rev. Stat. § 76-201):

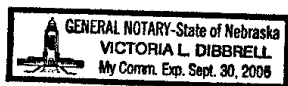
Lots 4, 5 and the West 10.00 feet of Lot 1 and the West 10 feet of the North 150 feet of Lot 2, Block 3, Beverly Hills, an Addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska, except the North 189 feet thereof, being more particularly described as follows:

Beginning at the Southwest corner of said Lot 5, thence North 00°00'00" East, along the West line of said Lot 5, a distance of 170.19 feet; thence North 89°40'41" East along a line lying 189.00 feet South of and parallel to the North line of said Lots 1, 4 and 5, a distance of 227.37 feet; thence South 00°02'58" East, a distance of 161.07 feet; thence North 88°38'39" West, a distance of 9.37 feet; thence South 00°17'32" West along the East line of said Lot 4, a distance of 127.95 feet; thence North 61°39'13" West, along the South line of Lots 4 and 5, a distance of 247.12 feet to the point of beginning.

GRANTORS covenant jointly and severally with GRANTEE that GRANTORS:

- (1) are lawfully seized of such real estate and that it is free from encumbrances except easements and restrictions of record;
- (2) have legal power and lawful authority to convey the same;
- (3) warrant and will defend title to the real estate against the lawful claims of all persons.

Executed August 17th, 2006.



YOGESH M. PANCHAL  
Devila Y. Panchal  
YOGESH M. PANCHAL  
DEVILA Y. PANCHAL

STATE OF NEBRASKA )  
COUNTY OF Douglas ) ss.

The foregoing instrument was acknowledged before me on 8/17/06, 2006 by Yogesh M. Panchal and Devila Y. Panchal.

Victoria L. Dibblell  
Notary Public

Return to:  
Richard L. Rice  
134 S. 13th St., Ste. 400  
Lincoln, NE 68508

Deed 1/4  
FEE 7.00 FB 49-03620  
BKP \_\_\_\_\_ C/O \_\_\_\_\_ COMP MB  
DEL \_\_\_\_\_ SCAN \_\_\_\_\_ FV \_\_\_\_\_  
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