



DEED 2010013348



FEB 12 2010 13:50 P 3

Memorandum  
Stamp  
2-12-10  
Date  
\$ ex 02  
By [Signature]

Deed  
FEE 15.50 FB 66-11239  
3  
DWP \_\_\_\_\_ C/O \_\_\_\_\_ COME BL  
1 DPL \_\_\_\_\_ SCAN \_\_\_\_\_ TV \_\_\_\_\_

Received - DIANE L. BATTIATO  
Register of Deeds, Douglas County, NE  
2/12/2010 13:50:42.41



2010013348

### LIMITED LIABILITY COMPANY 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:	106th Street, "O" St. to "L" St.
City Proj. No.:	SP 94 8
Tract No.:	12
Address:	10803 John Galt Blvd Omaha, Nebraska 681

#### KNOW ALL MEN BY THESE PRESENTS:

THIS DEED, made this 26 day of JAN., 2010, AD, between **McCaig Investment LLC, a Nebraska Limited Liability Company**, and herein known as the "GRANTOR," whether one or more, for and in consideration of the sum of Two thousand eight hundred and 00/100 dollars (\$2,800.00) 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: \* Capitol Beauty School, Inc. T.L.  
FIKIA

#### SEE ATTACHED EXHIBIT "A"--LAND ACQUISITION LEGAL DESCRIPTION

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 set their hand(s) by its respective member(s) this 26 day of January, 2010

McCaig Investment LLC, a Nebraska Limited Liability Company FIKIA Capitol Beauty School, Inc. T.L.  
(Name of L.L.C.)

AUTHORIZED MEMBER

Judith Joann McCaig - Pres.  
(Name and Title)

ATTEST:

\_\_\_\_\_  
(Name and Title)

STATE OF NEBRASKA )  
  ) SS  
COUNTY OF DOUGLAS )

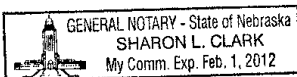
On this 26 day of JAN., 2010, before me, a Notary Public in and for said County, personally came JUDITH JOANN McCAIG PRESIDENT  
(Name) (Title)  
on behalf of McCaig Investment LLC, a Nebraska Limited Liability Company, and FIKIA Capitol Beauty School, Inc. T.L.  
\_\_\_\_\_, of said L.L.C.,  
(Name) (Title)

to me personally known to be the respective member(s) of said limited liability company and the identical persons whose name(s) is (are) affixed to the foregoing instrument, and acknowledged the execution thereof to be their respective voluntary act and deed as such member(s) and the voluntary act and deed of said limited liability company.

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

[Signature]  
NOTARY PUBLIC

Notary Seal:



# Exhibit "A"

**OWNER'S LEGAL DESCRIPTION**

Lot 1, Empire Park Replat II, an addition to the City of Omaha, Douglas County, NE, Except that part conveyed to the City to Omaha, described as follows:  
Beginning at the northeast corner of said Lot 1; thence south 02°44'41" west (bearings referenced to Empire Park Replat II, Final Plat) for a distance of 11.00 feet along the east line of said Lot 1, Empire Park Replat II; thence north 45°03'38" west for a distance of 15.57 feet to the north line of said Lot 1; thence south 87°09'05" east for a distance of 11.00 feet to the point of beginning.










**LAND ACQUISITION LEGAL DESCRIPTION**

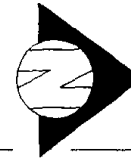
An irregular tract of land located in Lot 1, Empire Park Replat II, an addition to the City of Omaha, Douglas County, NE, more particularly described as follows:  
Beginning at the northeast corner of said Lot 1; thence south 02°44'41" west (bearings referenced to Empire Park Replat II, Final Plat) for a distance of 11.00 feet along the east line of said Lot 1, Empire Park Replat II, to the point of beginning; thence continuing along said east lot line for a distance of 6.00 feet; thence north 53°49'59" west for a distance of 14.99 feet; thence north 77°04'48" west for a distance of 27.93 feet; thence east along the north line of said Lot 1 for a distance of 27.50 feet; thence south 47°51'48" east for a distance of 15.57 feet to the point of beginning.

**TEMPORARY EASEMENT LEGAL DESCRIPTION**

Except for that portion described in the "land acquisition legal description: above, an irregular tract of land located in Lot 1, Empire Park Replat II, an addition to the City of Omaha, Douglas County, NE, more particularly described as follows:  
Beginning at the northeast corner of said Lot 1; thence south 02°44'41" west (bearings referenced to Empire Park Replat II, Final Plat) for a distance of 17.00 feet along the east line of said Lot 1, Empire Park Replat II, to the point of beginning; thence continuing along said east lot line for a distance of 2.00 feet; thence northwesterly for a distance of 49.35 feet to a point on the north line of said Lot 1; thence east along the north line of said Lot 1 for a distance of 34.50 feet; thence south 47°51'48" east for a distance of 15.57 feet to the point of beginning.

## CITY OF OMAHA Public Works Department

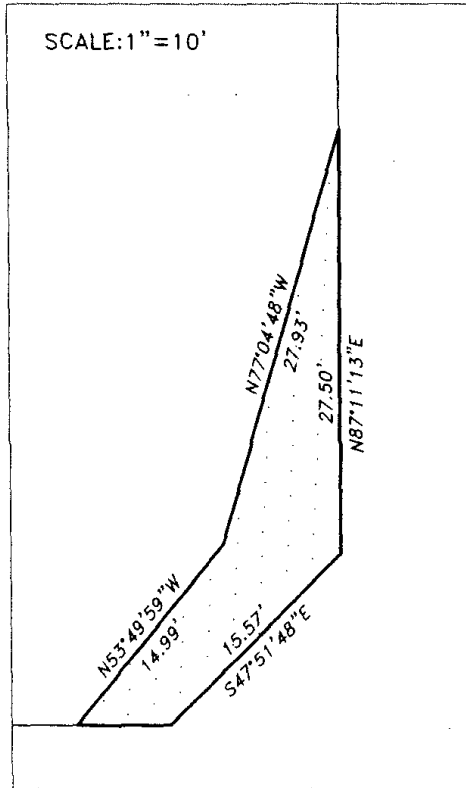
<p><b>Owner(s):</b> Capitol Beauty Schools, Inc. <b>Address:</b> 10803 John Galt Blvd. Omaha, Nebraska 68137</p>	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30px; text-align: center;"></td> <td>Land Acquisition = <u>184.16</u> S.F.</td> </tr> <tr> <td style="text-align: center;"></td> <td>Permanent Easement = _____ S.F.</td> </tr> <tr> <td style="text-align: center;"></td> <td>Temporary Easement = <u>187.63</u> S.F.</td> </tr> </table>		Land Acquisition = <u>184.16</u> S.F.		Permanent Easement = _____ S.F.		Temporary Easement = <u>187.63</u> S.F.
	Land Acquisition = <u>184.16</u> S.F.						
	Permanent Easement = _____ S.F.						
	Temporary Easement = <u>187.63</u> S.F.						
<b>Project No.</b> S.P. 94-8	<b>Project Name:</b> 108th Street, "L" to "Q"						
<b>Tract No.</b> 12	<b>Date Prepared:</b> 05/15/09						
<b>Revision Date(s):</b>							



S.E. 1/4 SEC. 05-14-12  
SCALE: 1"=40'

12

EMPIRE PARK REPLAT  
LOT 1 BLOCK 0

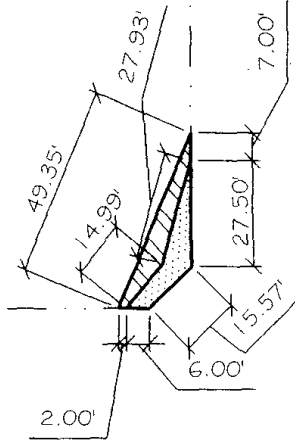


400.00  
220.00

388.00

239.00

108TH STEET



JOHN GALT BLVD.

CITY OF OMAHA - PUBLIC WORKS DEPARTMENT

	LAND ACQUISITION	184.16	S.F.
	PERMANENT EASEMENT	-0-	S.F.
	TEMPORARY EASEMENT	187.63	S.F.

PROJECT NO. SP94-8  
TRACT NO. 12

DATE: 5-15-09