



DEED 2008115051



DEC 03 2008 15:20 P 2

Nebr Doc Stamp Tax
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Date
\$ 1412.50
By LV

deed 2/5
 12.50
 45-06020
 [Signature]

Received - DIANE L. BATTIATO
 Register of Deeds, Douglas County, NE
 12/3/2008 15:20:25.67



2008115051

CORPORATE WARRANTY DEED

THE Grantor, **HOSCO, INC.**, a Nebraska corporation in consideration of One Dollar and other valuable consideration, receipt of which is hereby acknowledged, conveys to **CONTINENTAL REAL ESTATE, LLC**, a Nebraska limited liability company, Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201) in **Douglas County, Nebraska**:

The West 3 feet of Lots 1 and 4 and all of Lots 2, 3 and 6, in Block 10, in CEDARNOLE, an Addition to the City of Omaha, as surveyed, platted and recorded, in Douglas County, Nebraska, EXCEPT the West 17 feet of said Lots 2, 3 and 6, and EXCEPT that part of said Lots 2, 3 and 6 described as follows:

Beginning at the existing Southwest corner of Lot 6; thence North 02°09'55" West, along the existing West line of Lots 6, 3 and 2, for a distance of 90.69 meters (297.54 feet), to a point on a circular curve to the right and having a radius of 16.60 meters (54.46 feet), for an arc distance of 7.55 meters (24.77 feet), chord bearing North 57°25'01" East, a distance of 7.48 meters (24.54 feet); thence North 70°26'00" East, a distance of 0.17 meters (0.56 feet); thence South 30°42'57" West, a distance of 10.57 meters (34.68 feet); thence South 00°55'16" East, a distance of 14.60 meters (47.90 feet); thence South 02°04'43" East, a distance of 30.05 meters (98.59 feet); thence South 45°02'04" East, a distance of 1.76 meters (5.77 feet); thence South 02°04'38" East, a distance of 18.56 meters (60.89 feet); thence South 42°54'58" West, a distance of 1.70 meters (5.58 feet); thence South 02°04'41" East, a distance of 19.96 meters (65.49 feet), to a point on the South line of Lot 6; thence South 87°50'03" West, a distance of 0.45 meters (1.48 feet), to the Point of Beginning.

THE Grantor covenants with Grantee that Grantor:

- (1) is lawfully seized of such real estate and that it is free from encumbrances subject to easements, reservations, covenants and restrictions of record **and subject to all regular taxes and special assessments.**
- (2) has legal power and lawful authority to convey the same;

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(3) warrants and will defend the title to the real estate against the lawful claims of all persons.

Executed this 18 day of November, 2008

HOSCO, INC., a Nebraska corporation

By: Patsy L. Hosman
Its: President

STATE OF Nebraska
COUNTY OF Douglas

Acknowledged before the undersigned Notary Public in and for said County and State this 18 day of November, 2008, by PATSY L. HOSMAN, as President of HOSCO, INC., a Nebraska corporation, for and on behalf of the corporation.

Janet J. Clark
Notary Signature

My Commission Expires: 8-21-2012

