



Nebr Doc
Stamp Tax
5/2/06
Date
\$ Ex 2
By JTB

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
5/2/2006 14:40:14.44
 2006048701

WARRANTY DEED - CORPORATION - PUBLIC PURPOSES

KNOW ALL MEN BY THESE PRESENTS:

THIS DEED, made this 22nd day of April, 2005, between SGD-CROWN L.L.C. A NEBRASKA LIMITED LIABILITY COMPANY, a corporation organized and existing under and by virtue of the Laws of the State of Nebraska, party of the first part, and the CITY OF OMAHA, NEBRASKA, a Municipal Corporation organized and existing under and by virtue of the Laws of the State of Nebraska.

WITNESSETH: that said party of the first part, whether one or more, for and in consideration of the sum of ONE THOUSAND, NINE HUNDRED FORTY-FOUR and NO/100 DOLLARS (\$1,944.00), and other good and valuable consideration, in hand paid, receipt of which is hereby acknowledged, do hereby grant, bargain, sell, convey, and confirm for public purposes unto the CITY OF OMAHA, NEBRASKA, the following described real estate, situated in the County of Douglas and State of Nebraska, to wit:

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 OF OMAHA, NEBRASKA and its successors and assigns forever;

And the said party of the first for itself and its successors, does hereby covenant and agree to and with the said CITY OF OMAHA, NEBRASKA, 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; 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 party of the first part has hereunto (caused its Corporate Seal to be affixed) (the said Corporation has no Corporate Seal) and these presents to be signed by its respective officers this 22 day of April, 20 05.

SGD-Crown, LLC
(Name of Corporation)
[Signature]
(Name and Title)

ATTEST:

[Signature]
(Name and Title)

(Corporate Seal)

Public Deeds, Mortgages and Other Property
701 Cass/Douglas Civic Center
1010 Fairview Blvd
Omaha, Nebraska 68103

B 4 1
FEE 20.50 FB 52-12036
BKP _____ C/O _____ COMP 60
DEL _____ SCAN _____ FV _____

ⓐ

CORPORATE ACKNOWLEDGMENT

STATE OF Nebraska)
COUNTY OF Douglas) SS

On this 22 day of April, 2005, before me, a Notary Public in and for said County, personally came,
Jerry J. Banks (Name)

Secretary (Title), of 360-Crown, LLC (Name of Corporation)

a Nebraska (State) Corporation, and, Jon Muller (Name)

President (Title) of said Corporation, to me personally known to be the respective officers of said

corporation and the identical persons whose names are affixed to the foregoing instrument, and acknowledged the execution thereof to be their respective voluntary act and deed as such officers and the voluntary act and deed of said Corporation, and the Corporate Seal of said Corporation to be thereto affixed by its authority.

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

Lisa G. Hansen
NOTARY PUBLIC

My Commission expires _____

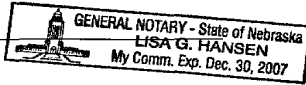


EXHIBIT "A" - Page 1**LEGAL DESCRIPTION****Tract No. 15, Right of Way Acquisition****DPS 28(70), C.N. 21973****SGD-Crown L.L.C, a Nebraska Limited Liability Company**

A tract of land located in part of Lot 1, Ferer Koley Addition, a subdivision located in the NW1/4 of Section 35, Township 16 North, Range 13 East, of the 6th P.M., Douglas County, Nebraska, more particularly described as follows:

Beginning at the Easterly corner of said Lot 1, Ferer Koley Addition, said point also being the Westerly corner of Lot 2, Ferer Koley Addition, said point also being on the Southerly right-of-way line of Ida Street; thence S24°49'03"W (assumed bearing) along the Easterly line of said Lot 1, Ferer Koley Addition, said line also being the Westerly line of said Lot 2, Ferer Koley Addition, a distance of 10.00 feet; thence N63°43'04"W, a distance of 107.88 feet; thence N71°29'45"W, a distance of 98.37 feet; thence N76°46'38"W, a distance of 98.46 feet; thence N83°26'06"W, a distance of 74.62 feet to a point on the Westerly line of said Lot 1, Ferer Koley Addition, said point also being on the Easterly right-of-way line of Crown Point Avenue; thence Northeasterly on a curve to the right with a radius of 37.14 feet, a distance of 32.57 feet, said curve having a long chord which bears N75°33'51"E, a distance of 31.54 feet to a point on said Southerly right-of-way line of Ida Street; thence S79°48'22"E along the Northerly line of said Lot 1, Ferer Koley Addition, said line also being said Southerly right-of-way line of Ida Street, a distance of 50.64 feet; thence Southeasterly on a curve to the right with a radius of 929.94 feet, a distance of 268.38 feet, said curve having a long chord which bears S71°32'17"E, a distance of 267.45 feet; thence S63°16'13"E along said Northerly line of said Lot 1, Ferer Koley Addition, said line also being said Southerly right-of-way line of Ida Street, a distance of 33.73 feet to the point of beginning.

Said tract of land contains an area of 3,596 square feet or 0.083 acres, more or less.

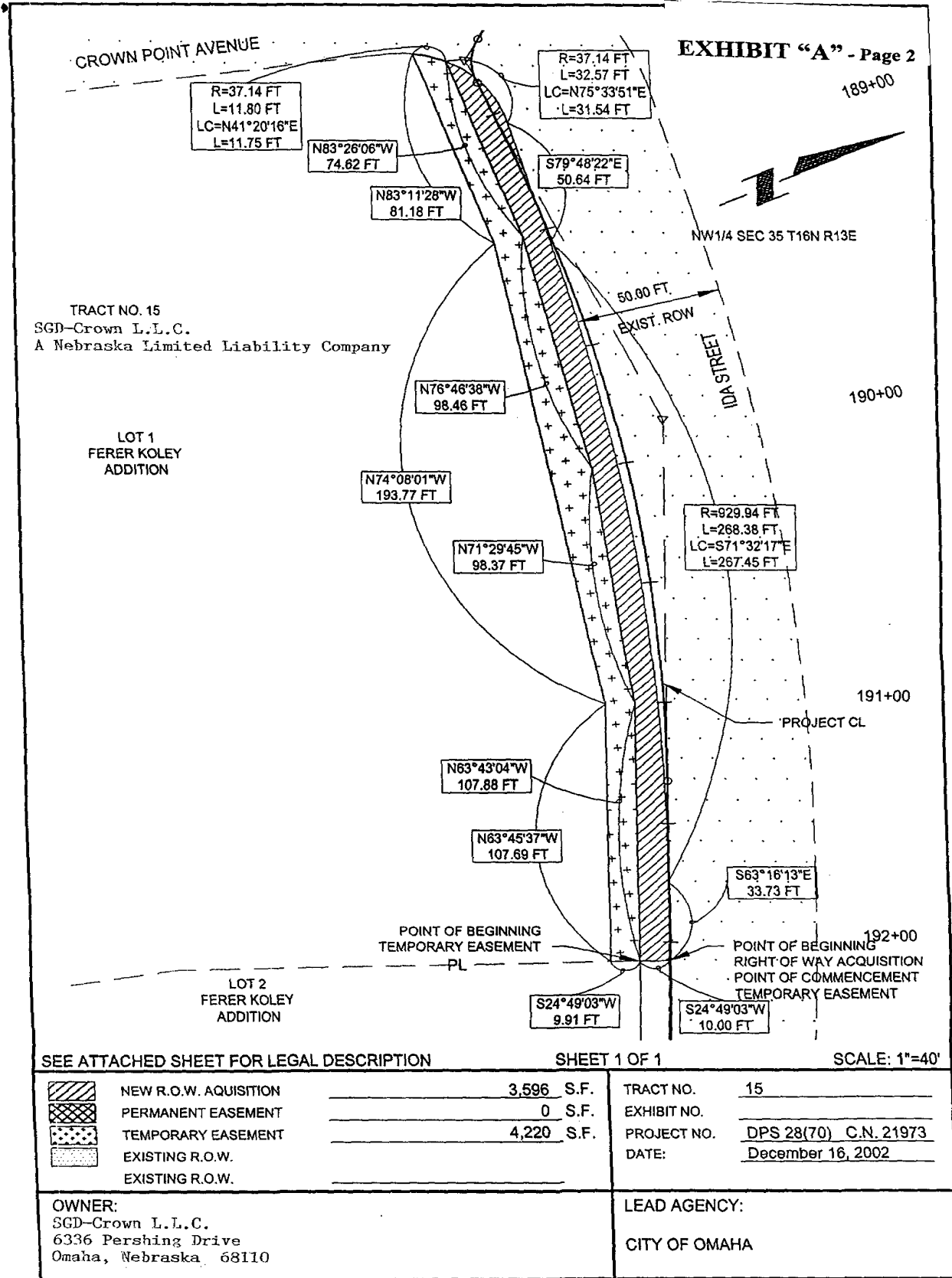


EXHIBIT "A" - Page 2

TRACT NO. 15
SGD-Crown L.L.C.
A Nebraska Limited Liability Company






LOT 1
FERER KOLEY
ADDITION

LOT 2
FERER KOLEY
ADDITION

SEE ATTACHED SHEET FOR LEGAL DESCRIPTION

SHEET 1 OF 1

SCALE: 1"=40'

	NEW R.O.W. ACQUISITION	3,596 S.F.	TRACT NO.	15
	PERMANENT EASEMENT	0 S.F.	EXHIBIT NO.	
	TEMPORARY EASEMENT	4,220 S.F.	PROJECT NO.	DPS 28(70) C.N. 21973
	EXISTING R.O.W.		DATE:	December 16, 2002
	EXISTING R.O.W.			

OWNER:
SGD-Crown L.L.C.
6336 Pershing Drive
Omaha, Nebraska 68110

LEAD AGENCY:
CITY OF OMAHA