

return

Warren Distribution, Inc. attn. Amelia Prickett 950 S. 10<sup>th</sup> Street, Suite 300, Omaha, NE 68108

WARRANTY DEED

Warren Distribution, Inc., a Nebraska Corporation, "GRANTOR" in consideration for Ten and No/100ths Dollars (\$10.00), and other good and valuable consideration, received from Warren Developments, LLC, a Nebraska company, "GRANTEE", conveys to GRANTEE the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots 1 and 2, Block 194, Original City of Omaha, as surveyed and lithographed, Douglas County, Nebraska

Together with,

The West 8 feet of the North ½ and the South Half of Lot 3 and all of Lot 4, in Block 194, City of Omaha, Douglas County, Nebraska

Together with,

Lot 5 and a part of Lot 6 in Block 194 in the City of Omaha, as surveyed and lithographed, in Douglas County, Nebraska, and more particularly described as follows: Beginning at a point formed by the intersection of the Easterly line of 13<sup>th</sup> Street with the Northerly line of Leavenworth Street, 132 feet to a point on the Southerly line of a public alley, thence in an Easterly direction along the Southerly line of the said public alley, 132 feet to a point; thence at right angles in a Southerly direction 68.6 feet to a point; thence at right angles in a Westerly direction 11.95 feet to a point; thence at right angles in a Southerly direction 63.4 feet to a point on the Northerly line of Leavenworth Street, thence in a Westerly direction 120.05 feet to the point of beginning;

Together with,

The North ½ of the vacated alley adjoining Lots 1 through 4, and the South ½ of the vacated alley adjoining Lots 5 and 6, and the North 20

feet of the vacated street adjoining Lot 5, in Block 194, City of Omaha,  
Douglas County, Nebraska.

GRANTOR covenants with GRANTEE that GRANTOR:

- (1) Is lawfully seised of such real estate and that it is free from encumbrances;
- (2) Has legal power and lawful authority to convey the same;
- (3) Warrants and will defend title to the real estate against the lawful claims of all persons.

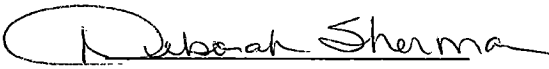
Executed November 6, 2017

WARREN DISTRIBUTION, INC.  
A Nebraska Corporation, GRANTOR

By: 

STATE OF NEBRASKA )  
                                  ) ss.  
COUNTY OF DOUGLAS )

The foregoing instrument was acknowledged before me on November 6, 2017, by Robert Schlatt on behalf of Warren Distribution, a Nebraska Corporation.

  
Notary Public

My commission expires: May 30, 2018

