



DEED 2017001925



JAN 09 2017 11:25 P 3

Nebr Doc Stamp Tax
01-09-2017 Date
\$ Ex005
By AH

Fee amount: 22.00
FB: 01-60000
COMP: AH

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
01/09/2017 11:25:53.00



2017001925

(A)

Please Return To: Cathy Trent-Vilim, Lamson, Dugan & Murray, LLP, 10306 Regency Parkway Drive, Omaha, NE 68114

SPACE ABOVE THIS LINE FOR RECORDER

DEED OF DISSOLUTION

Spring Lake, LLC, a Nebraska limited liability company, GRANTOR, pursuant to the terms of the Agreement and Plan of Liquidation dated December 23, 2016 and effective December 31, 2016, and in conjunction with the dissolution of Spring Lake, LLC, pursuant to the Statement of Dissolution to be filed with the Nebraska Secretary of State, does hereby convey to CHARLES A. FAULK, TRUSTEE OF THE CHARLES A. FAULK REVOCABLE TRUST DATED MARCH 4, 1998, AS AMENDED, GRANTEE, all of Grantor's interest, free and clear of all liens, encumbrances or special assessments levied, subject, however, to the following permitted exceptions: (i) real estate taxes which are a lien but not yet delinquent; (ii) applicable laws, regulations, zoning regulations and ordinances, whether federal, state or local; (iii) all building and use restrictions, utility easements abutting the boundary of the property described herein, rights of way, reservations, covenants and restrictions now of record; and (iv) any other title matters previously disclosed, approved or waived by either Grantor or Grantee, an undivided one-half (1/2) interest as tenant in common in the following described real estate located in Douglas County, Nebraska:

PARCEL 1:

01-60000

All of Sub Lot 3 of Tax Lot 5, and part of Tax Lot 4, located in the Northeast Quarter (NE1/4) of Section 3, Township 14 North, Range 13 East of the 6th P.M., in the City of Omaha, in Douglas County, Nebraska, more particularly described as follows:

NW NE

Beginning at the Southeast corner of said Sub Lot 3 of Tax Lot 5; thence South 00°01'22" East (assumed bearing), a distance of 561.38 feet; thence North 29°16'26" West, a distance of 635.21 feet, to a point on the North line of said Tax Lot 4; thence North 88°39'17" East, along said North line of Tax Lot 4, a distance of 101.76 feet, to the Southwest corner of said Sub Lot 3 of Tax Lot 5; thence North 01°20'43" West, along the West Line of Sub Lot 3 of Tax Lot 5, a distance of 208.71 feet, to the North corner of said Sub Lot 3 of Tax Lot 5; thence South 46°20'43" East, along the Northeasterly line of said Sub Lot 3 of Tax Lot 5, a distance of 295.16 feet, to the Point of Beginning.

PARCEL 2:

33-04200

Lot 6, in Boulevard Place, an Addition to the City of Omaha, as surveyed, platted and recorded, in Douglas County, Nebraska, EXCEPT that part thereof described as follows:

Beginning at the Northeast corner of said Lot 6; thence South, along the East line of said Lot, 2 feet; thence due West, 22.45 feet, to a point where the West and East line intersects the North boundary line of said Lot; thence Easterly, along the North boundary line of said Lot, 22.5 feet, to the Place of Beginning;

Also,

Lot 5, in Boulevard Place, an Addition to the City of Omaha, as surveyed, platted and recorded, in Douglas County, Nebraska, EXCEPT that part of said Lot 5 described as follows:

Beginning at the Southeast corner of said Lot 5; thence West, along the South line of said Lot 5, a distance of 100.7 feet, to the Southwest corner of said Lot 5; thence North $04^{\circ}45'$ West, along the West line of said Lot 5, a distance of 12 feet; thence Easterly, a distance of 100.4 feet, to the Place of Beginning;

Also,

That part of Sub Lot 4 of Tax Lot 3 in the Northwest Quarter of the Northeast Quarter (NW1/4 NE1/4) of Section 3, Township 14 North, Range 13 East of the 6th P.M., in the City of Omaha, in Douglas County, Nebraska, described as follows:

Beginning at the Northwest corner of Lot 6, Boulevard Place, an Addition to the City of Omaha, as surveyed, platted and recorded; thence Northerly, 3 feet; thence due East, 33.7 feet, to a point where said East and West line intersects the Northerly line of said Lot; thence Westerly, along the Northerly line of said Lot, 33.55 feet, to the Place of Beginning;

Also,

That part of Sub Lot 4 of Tax Lot 3 in the Northwest Quarter of the Northeast Quarter (NW1/4 NE1/4) of Section 3, Township 14 North, Range 13 East of the 6th P.M., in the City of Omaha, in Douglas County, Nebraska, described as follows:

Beginning at the Northwest corner of Lot 6, Boulevard Place, an Addition to the City of Omaha, as surveyed, platted and recorded; thence Westerly, along the Northerly line of said Lot 6, extended West, 236.2 feet, to the Westerly line of said Sub Lot 4; thence South 45° East, along the Westerly line of said Sub Lot 4 of Tax Lot 3, 83 feet, more or less; thence East, 182.8 feet, more or less, to a point on the West line of Lot 5, Boulevard Place, an Addition to the City of Omaha, as surveyed, platted and recorded, 12 feet Northerly from the Southwest corner of said Lot 5; thence North $04^{\circ}45'$ West, 88 feet, along the West line of said Boulevard Place, to the Place of Beginning;

EXCEPTING from the above description of Parcel 2 the following described real estate:

Part of Lots 5 and 6, in Boulevard Place, as surveyed, platted and recorded; and part of Sub Lot 4 of Tax Lot 3, all located in the Northeast Quarter (NE1/4) of Section 3, Township 14 North, Range 13 East of the 6th P.M., in the City of Omaha, in Douglas County, Nebraska, more particularly described as follows:

Beginning at the Southeast corner of said Lot 5, Boulevard Place; thence North 88°21'29" West (assumed bearing), a distance of 150.06 feet; thence North 00°00'35" East, a distance of 82.45 feet, to a point on the South line of Rosedale, a Subdivision located in said Northeast Quarter of Section 3; thence North 84°48'22" East, along said South line of Rosedale, a distance of 41.88 feet, to the Southeast corner of Lot 3, Rosedale; thence North 00°00'35" East, along the East line of said Lot 3, Rosedale, a distance of 3.30 feet; thence South 89°33'13" East, a distance of 33.48 feet, to a point on the North line of said Lot 6, Boulevard Place; thence North 84°48'22" East, along said North line of Lot 6, Boulevard Place, a distance of 52.63 feet; thence North 89°54'28" East, a distance of 22.40 feet, to a point on the West right-of-way line of 13th Street; thence South 00°00'35" West, along said West right-of-way line of 13th Street, a distance of 98.38 feet, to the Point of Beginning, commonly known as 4116 1/2 S. 13th Street, Omaha, NE 68107; and as 4206 1/2 South 13th Street, Omaha, NE 68107,

TOGETHER with all and singular the hereditaments and appurtenances belonging to such real estate; TO HAVE AND TO HOLD such real estate unto Grantee, his successors and assigns, forever.

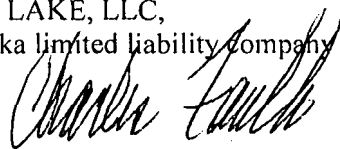
This conveyance is exempt from the Documentary Stamp Tax under Neb. Rev. Stat. § 76-902(5)(b).

Dated this 31st day of December, 2016.

GRANTOR:

SPRING LAKE, LLC,
a Nebraska limited liability company

By:



CHARLES FAULK, Duly Authorized Representative

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

On this 30 day of December, 2016, before me, the undersigned, a Notary Public in and for said State, personally appeared Charles Faulk, Duly Authorized Representative of Spring Lake, LLC, Grantor, to me known to be the identical person named herein and who executed the foregoing instrument and acknowledge that he executed the same as his voluntary act and deed.



Notary Public

