

MARSHAL'S DEED

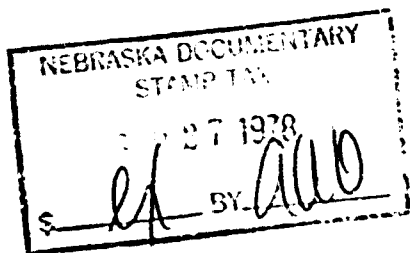
BOOK 1607 PAGE 314

KNOW ALL PERSONS BY THESE PRESENT, that I, Ronald C. Romans, United States Marshal for the District of Nebraska, acting pursuant to a Judgment and Decree of Foreclosure entered by the United States District Court in Civil 77-0-268 on March 14, 1978, and an Order of Sale likewise entered on July 24, 1978, and in consideration of the sum of \$109,350.00, do hereby grant, bargain, sell and convey unto the Secretary of Housing and Urban Development of Washington, D.C., the following described real estate in Douglas County, Nebraska, to-wit:

The north one-half (1/2) of the east Two Hundred and Fifty Feet (250') of Kountze Reserve in Kountze Place, being the east Two Hundred and Fifty Feet (250') of the north one-half (1/2) of the block of ground lying west of Twentieth (20) Street, also known as Florence Boulevard on the east, and fronting Two Hundred and Fifty Feet (250') on Emmet Street on the north. Being more particularly described as follows: Beginning on the west side of Twentieth (20) Street, or Florence Boulevard as now established and recorded by plat of Kountze Place, and at a point of Sixty-Six Feet (66') south of the southeast corner of Lot Fourteen (14) in Block Thirty-Three (33), Kountze Place, running thence south Two Hundred Ninety-Seven Feet (297') along the west line of Twentieth (20) Street, or Florence Boulevard, thence west Two Hundred and Fifty Feet (250'), thence north Two Hundred Ninety-Seven Feet (297') to the South line of Emmet Street, thence east along the south line of Emmet Street Two Hundred and Fifty Feet (250') to the point of beginning.

TO HAVE AND TO HOLD the same unto the Secretary of Housing and Urban Development of Washington, D.C., and unto his successors and assigns forever.

IN WITNESS WHEREOF, I have hereunto set my hand on this 21<sup>st</sup> day of September, 1978.




Ronald C. Romans  
RONALD C. ROMANS  
United States Marshal  
District of Nebraska

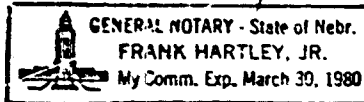
STATE OF NEBRASKA )  
 ) SS  
COUNTY OF DOUGLAS )

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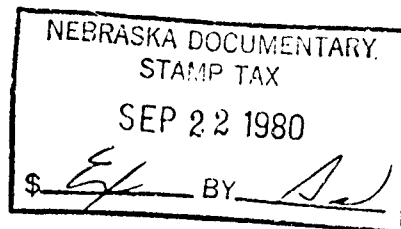
On September 21, 1978, before me, a Notary Public, within and for said County, personally appeared Ronald C. Romans, United States Marshal, to me known to be the identical person and officer described herein, and who executed the above and foregoing instrument and he acknowledged the same to be his voluntary act and deed for the uses and purposes herein mentioned.

IN TESTIMONY WHEREOF, I have hereunto set my hand the day and year last above written.

  
\_\_\_\_\_  
Notary Public



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Book 1607  
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DOUGLAS COUNTY, NEBRASKA



Deed for Nebraska

KNOW ALL MEN BY THESE PRESENTS: THAT, Moon Landrieu, Secretary of Housing and Urban Development, of Washington, D.C., Grantor, in consideration of the sum of ONE DOLLAR (\$1.00) and other valuable considerations in hand paid by

City of Omaha, Grantee(s) does hereby grant, bargain, sell and convey unto the said Grantee(s), its heirs and assigns, the following described real estate situate in the County of Douglas, State of Nebraska, and more particularly described on the attached Exhibit "A", provided that,

The Grantee will cause the property to be rehabilitated to a safe and sanitary condition suitable for family occupancy. In the event that the Grantee determines that condominium ownership is feasible the rehabilitation will include work necessary to convert the existing units to condominium units.

If condominium ownership is determined to be feasible, the Grantee will convey the property to a duly organized condominium property regime. The terms and conditions of the conveyance will be subject to the written approval of the Grantor.

The Grantee, shall not realize any profit from the sale of the property.

If condominium ownership is determined to be feasible the organizational documents of the condominium property regime must preclude individual unit owners from realizing windfall profits as a result of speculative ownership of units. Ownership of a unit for a period of less than one year will constitute a rebuttable presumption of speculative ownership.

BEING the same property acquired by the Grantor pursuant to the provisions of the National Housing Act, as amended (12 USC 1701 et seq.) and the Department of Housing and Urban Development Act (79 Stat. 667).

TOGETHER with all tenements, hereditaments, and appurtenances thereunto belonging, and all the estate, right, title, interest, claim or demand whatsoever of the said Grantor, of, in, or to the same, or any part thereof.

TO HAVE AND TO HOLD the above described premises unto the said Grantee(s) and to its heirs and assigns forever.

THE SAID GRANTOR does hereby covenant to WARRANT and DEFEND the said premises against the lawful claims and demands of all persons claiming by, through, or under him, and against no other claims or demands.

SUBJECT TO ALL covenants, restrictions, reservations, easements, conditions and rights appearing of record; and SUBJECT to any state of facts an accurate survey would show.

AND THE SAID GRANTOR, and his successors hereby covenants with the said Grantee, and the successors and assigns of said Grantee, that said premises are free and clear from encumbrances whatsoever, by, from, through or under said Grantor, EXCEPT restrictions, easements, rights, reservations, exceptions, limitations, agreements, covenants and conditions of record; and EXCEPT any state of facts which would be disclosed by an accurate survey of the premises herein conveyed.

IN WITNESS WHEREOF the undersigned on this 22 day of September 19 80, has set his hand and seal as Area Office HUD Area Office, Omaha, Nebraska, for and on behalf of the said Secretary of Housing and Urban Development, under authority and by virtue of 35 FR 16106 and 39 FR 7608.

IN PRESENCE OF:

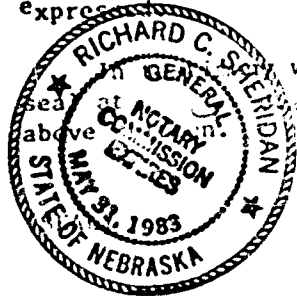
Moon Landrieu Secretary of Housing and Urban Development

John W. Hansen  
Martin H. Shukert

By [Signature] (SEAL)  
Area Office  
HUD Area Office, Omaha, Nebraska

STATE OF NEBRASKA )  
COUNTY OF )

On this 22nd day of September, 1980, before me Richard Sheridan, a Notary Public in and for said County, personally came Nate Ruben, who is personally well known to me and known to me to be the duly appointed Area Office Manager, HUD Area Office, Omaha, Nebraska, and the person who executed the foregoing instrument by virtue of the authority vested in him by 35 FR 16106 and 39 FR 7608, and acknowledged the said instrument and the execution thereof to be his voluntary act and deed as Area Office Manager, for and on behalf of Moon Landrieu, Secretary of Housing and Urban Development, for the purposes therein expressed.



whereof, I have hereunto set my hand and affixed my notarial seal at Omaha Nebraska, on the day and year last

[Signature]  
Notary Public - Richard Sheridan

My Commission Expires:

May 31, 1983

Project Nos. 103-42013/L  
Garden Homes Apartments  
Omaha, Nebraska

EXHIBIT "A"

Situated in the City of Omaha, County of Douglas, State of Nebraska, and more particularly described as follows:

The south one-half (1/2) of the east Two Hundred and Fifty Feet (250') of Kountze Reserve in Kountze Place, being the east Two Hundred and Fifty Feet (250') of the south one-half (1/2) of the block of ground lying west of Twentieth (20) Street, also known as Florence Boulevard on the east, and fronting Two Hundred and Fifty Feet (250') on Spencer Street on the south. Being more particularly described as follows: Beginning on the west side of Twentieth (20) Street, or Florence Boulevard as now established and recorded by plat of Kountze Place, and at a point Sixty-Six Feet (66') north of the northeast corner of Lot One (1), Block Sixteen (16), Kountze Place, running thence north along the west side of Twentieth (20) Street, or Florence Boulevard, Two Hundred Ninety-Seven Feet (297'), thence west Two Hundred and Fifty Feet (250'), thence south Two Hundred and Ninety-Seven Feet (297') to the north line of Spencer Street, thence east along the north line of Spencer Street Two Hundred and Fifty Feet (250') to the point of beginning.

ALSO

The north one-half (1/2) of the east Two Hundred and Fifty Feet (250') of Kountze Reserve in Kountze Place, being the east Two Hundred and Fifty Feet (250') of the north one-half (1/2) of the block of ground lying west of Twentieth (20) Street, also known as Florence Boulevard on the east, and fronting Two Hundred and Fifty Feet (250') on Emmet Street on the north. Being more particularly described as follows: Beginning on the west side of Twentieth (20) Street, or Florence Boulevard as now established and recorded by plat of Kountze Place, and at a point of Sixty-Six Feet (66') south of the southeast corner of Lot Fourteen (14) in Block Thirty-Three (33), Kountze Place, running thence south Two Hundred Ninety-Seven Feet (297') along the west line of Twentieth (20) Street, or Florence Boulevard, thence west Two Hundred and Fifty Feet (250'), thence north Two Hundred Ninety-Seven Feet (297') to the South line of Emmet Street, thence east along the south line of Emmet Street Two Hundred and Fifty Feet (250') to the point of beginning.

*7 Dues*

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C. HAROLD D. BROWN  
REGISTER OF DEEDS  
DOUGLAS COUNTY, NEBRASKA

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Index  
Comptroller

*BIA-266*

WARRANTY DEED - Municipal Corporation

THIS INDENTURE, Made this 17<sup>th</sup> day of April, A.D., 1981, between THE CITY OF OMAHA, a Municipal Corporation organized and existing under and by virtue of the Laws of the State of Nebraska, party of the first part, and GREATER OMAHA COMMUNITY DEVELOPMENT AND HOUSING CORPORATION, a Nebraska Non-Profit Corporation, 1950 First National Center, Omaha, Nebraska 68102, party of the second part,

WITNESSETH: That the said party of the first part, for and in consideration of the sum of Two Dollar (\$2.00) and other valuable considerations in hand paid, receipt whereof is hereby acknowledged, has sold and by these presents does grant, convey, and confirm unto the said party of the second part, the following described premises, situated in Douglas County, and State of Nebraska, to-wit:

All of Lots 1, through 50, both inclusive and Lots 7a, 8a, 25a, 26a, 43a, 44a and Outlot 1, in The Horizon, an Addition to the City of Omaha as surveyed, platted and recorded in Douglas County, Nebraska

TO HAVE AND TO HOLD the premises above described, together with all the Tenements, Hereditaments, and Appurtenances thereunto belonging unto the said GREATER OMAHA COMMUNITY DEVELOPMENT AND HOUSING CORPORATION, a Nebraska Non-Profit Corporation.

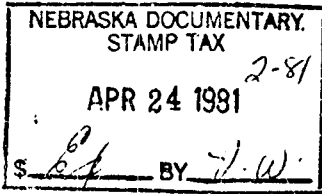
And the said THE CITY OF OMAHA, a Municipal Corporation, for itself or its successors and assigns, does hereby covenant and agree to and with the said party of the second part and its successors and assigns, that at the time of the execution and delivery of these presents it is lawfully seized of said premises; that it has good right and lawful authority to convey the same; that they are free from encumbrances EXCEPT restrictions, easements, rights, reservations, exceptions, limitations, agreements, covenants and conditions of record, and that it does hereby covenant to warrant and defend the said premises against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said THE CITY OF OMAHA, a Municipal Corporation, has caused these presents to be executed by its Mayor and its Corporate Seal to be affixed hereto the day and year first above written.

THE CITY OF OMAHA, A Municipal Corporation

By Al Veys 4/17/81  
MAYOR

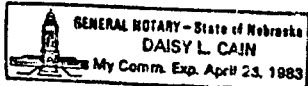
ATTEST Laura J. Cain  
DEPUTY CLERK



STATE OF NEBRASKA )  
  )ss  
COUNTY OF DOUGLAS)

On this 17<sup>th</sup> day of April, A.D., 1981, before me the undersigned, a Notary Public in and for said County, personally came Al Veys, Mayor of THE CITY OF OMAHA, a Municipal Corporation, and Mary Galligan Cornett, City Clerk of THE CITY OF OMAHA, a Municipal Corporation, to me personally known to be the Mayor and City Clerk and the identical persons whose names are affixed to the above conveyance, and acknowledged the execution thereof to be their voluntary act and deed as such officers and the voluntary act and deed of the said THE CITY OF OMAHA, a Municipal Corporation, and that the Corporate Seal of the said The City of Omaha was affixed thereto by its authority.

WITNESS my hand and Notarial Seal at Omaha in said County the day and year last above written.



Daisy L. Cain  
Notary Public

My Commission expires April 23, 1983.

APPROVED AS TO FORM:

[Signature]  
Assistant City Attorney

47 Deeds

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C. HAROLD OSTLER  
REGISTER OF DEEDS  
DOUGLAS COUNTY, NEBR.

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