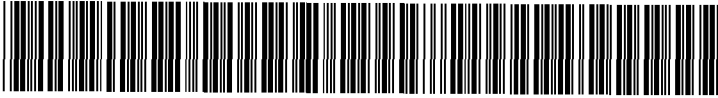




DEED 2013067742



JUL 03 2013 14:17 P 4

Nebr Doc Stamp Tax
07-03-2013 Date
\$3636.00
By YT

Fee amount: 28.00  
FB: 71-16534  
COMP: YT

Received - DIANE L. BATTIATO  
Register of Deeds, Douglas County, NE  
07/03/2013 14:17:46.00



Space Above Reserved for Recording Information

Return to:

Keith A. Green  
MCGILL, GOTSCHNER, WORKMAN & LEPP, P.C., L.L.O.  
11404 West Dodge, Suite 500  
Omaha, NE 68154

### SPECIAL WARRANTY DEED

NS - 3707 N 144<sup>th</sup> STREET, LLC, a Nebraska limited liability company, GRANTOR, in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration received from GRANTEE, **AMERICAN NATIONAL BANK**, a national banking association, conveys to GRANTEE the real estate (as defined in Neb. Rev. Stat. 76-201) described in Exhibit 1 hereto.

GRANTOR covenants with GRANTEE that GRANTOR:

- (1) is lawfully seized of such real estate and that it is free from encumbrances, subject to restrictions, covenants and easements of record, and expressly subject to those matters identified on Exhibit 2 attached hereto;
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend the title to the real estate against the lawful claims of all persons claiming the same or any part thereof through, by or under Grantor.

*[Remainder of Page Intentionally Left Blank. Signature Page Follows.]*

113353

Executed: July 1, 2013

GRANTOR:

NS - 3707 N 144<sup>th</sup> STREET, LLC, a Nebraska limited liability company

By: [Signature]

Name: Jerry G. Banks

Title: Secretary

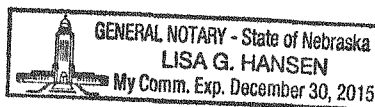
STATE OF NEBRASKA     )  
  ) ss.  
COUNTY OF DOUGLAS    )

This instrument was acknowledged and executed before me this 1<sup>st</sup> day of July, 2013 by **JERRY G. BANKS**, who acknowledged to be the Secretary of **NS - 3707 N 144<sup>th</sup> STREET, LLC**, a Nebraska limited liability company, on behalf of such company.

My Commission Expires:

12/30/15

[Signature]  
Notary Public



**Exhibit 1**

**LEGAL DESCRIPTION**

Lot One (1), Hillsborough Replat 4, an Addition to the City of Omaha, Douglas County, Nebraska

## Exhibit 2

### PERMITTED EXCEPTIONS

1. Easements and limitations of access, as shown in the Plat and Dedication of Hillsborough, recorded August 21, 1992 in Book 1931, Page 157; records of Douglas County, Nebraska.
2. Easements and limitations of access, as shown in the Plat and Dedication of Hillsborough Replat II, recorded December 28, 1992 in Book 1940, Page 359, records of Douglas County, Nebraska.
3. Easements and limitations of access, as shown in the Administrative Subdivision of Hillsborough Replat 4, recorded June 23, 1993 in Book 1080, Page 121, records of Douglas County, Nebraska.
4. Limitation of access contained in Return of Appraisers, recorded February 15, 1983 in Book 683, Page 568. Partial Release of Controlled Access by the State of Nebraska, Department of Roads, recorded January 13, 1994 in Book 1108, Page 737, records of Douglas County, Nebraska.
5. Terms and conditions of Declaration recorded January 23, 1992 in Book 994, Page 167; Declaration of Protective Covenants, recorded February 24, 1993 in Book 1059, Page 230, Consent to Use, recorded October 11, 2005 as Inst No. 2005127378, records of Douglas County, Nebraska.
6. Terms and conditions of Dedication to Easement, recorded December 28, 1992 in Book 1050, Page 616; amended by Amendment to Dedication of Easement, recorded November 4, 1993 in Book 1101, Page 689, and refilled November 18, 1993 in Book 1103, Page 178, records of Douglas County, Nebraska.
7. Terms and conditions of limitations of access, covenants, restrictions, reservations and easement contained in Quitclaim Deed, recorded February 24, 1993 in Book 1945, Page 24; records of Douglas County, Nebraska.
8. *Terms and conditions of Subordination and Nondisturbance Agreement by and between First National Bank of Omaha, a national banking association, Mortgagee, Seechol Properties II, a Nebraska general partnership, Seller, and Stephen A. Burke, Purchaser, recorded February 24, 1993 in Book 1059, Page 240; amended by First Amendment to Subordination and Nondisturbance Agreement, recorded July 14, 1993 in Book 1083, Page 607; records of Douglas County, Nebraska.*
9. Terms and conditions of Easement recorded July 14, 1993 in Book 1083, Page 610, records of Douglas County, Nebraska.
10. Encroachment of keystone retaining wall from Southerly lot.1ine of the subject property onto public right-of-way for West Maple Road, as shown on ALTA/ASM Land Title Survey prepared by Associated Engineering and Surveying, Inc., Stephen L. Humphries, Nebraska Registered Land Surveyor No. LS-587, designated as Project No. 3091, dated February 3, 2011, and last revised November 8, 2011.
11. Liens for real estate taxes not yet delinquent.