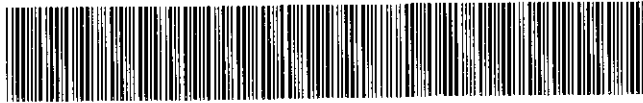




DEED 2006139448



DEC 08 2006 15:23 P 5

Nebr Doc Stamp Tax
2800
Date
\$ 24
By CC

Murray, Utah 84107  
Attn: Marcus Sherman

Received - DIANE L. BATTIATO  
Register of Deeds, Douglas County, NE  
12/8/2006 15:23:47.46

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2006139448

**SPECIAL WARRANTY DEED**

Effective as of the 8<sup>th</sup> day of December, 2006, SES BP Tudor, LLC, a Delaware limited liability company, as to an undivided 35.2432% interest, KMD Tudor, LLC, a Delaware limited liability company, as to an undivided 34.8973% interest, and McDonnell Tudor, LLC, a Delaware limited liability company, as to an undivided 29.8595% interest, as tenants in common (collectively "Grantor"), in consideration of Two Dollars and other good and valuable consideration received from BP Tudor AZ 2, LLC, a Delaware limited liability company, as to an undivided 35.2432% interest, KMD Tudor, LLC, a Delaware limited liability company, as to an undivided 34.8973% interest, and McDonnell Tudor, LLC, a Delaware limited liability company, as to an undivided 29.8595% interest, as tenants in common (collectively "Grantee"), conveys to Grantee, all of Grantor's right, title and interest in the real estate (as defined in Neb. Rev. Stat. 76-201) legally described in Exhibit "A" attached hereto and made a part thereof.

GRANTOR covenants (jointly and severally, if more than one) with GRANTEE that GRANTOR:

- (1) is lawfully seized of such real estate, subject to the following encumbrances (the "Permitted Encumbrances"): (i) all legal highways, (ii) building and zoning ordinances, (iii) all matters of record, (iv) real estate taxes and assessments which are a lien, but are not yet due and payable as of the date of this Special Warranty Deed, (v) matters that would be disclosed by an accurate survey of the Property, (vi) unrecorded apartment leases, and (vii) matters arising by, through or under Grantee;
- (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 claiming the same or any part thereof through, by or under Grantor, subject to the Permitted Encumbrances.

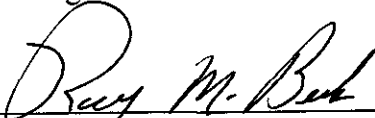
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IN WITNESS WHEREOF, the Grantor has caused its names to be hereunto subscribed as of December ~~5~~<sup>14</sup>, 2006.

**SES BP Tudor, LLC,**  
a Delaware limited liability company

By: Summit Exchange Services, L.L.C.,  
a Utah limited liability company  
Its: Manager

By:   
Ray M. Beck, Manager

**KMD Tudor, LLC,**  
a Delaware limited liability company

By: Bridge Investment Group, LLC,  
a Utah limited liability company  
Its: Manager

By:   
D. Russell Minnick, Manager

**McDonnell Tudor, LLC,**  
a Delaware limited liability company

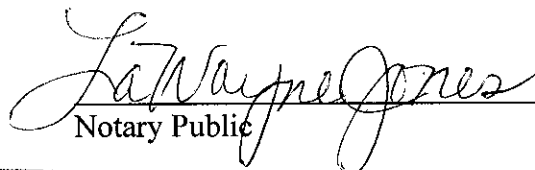
By: Bridge Investment Group, LLC,  
a Utah limited liability company  
Its: Manager

By:   
D. Russell Minnick, Manager

STATE OF UTAH            )  
  : ss.  
County of Salt Lake        )

The foregoing instrument was acknowledged before me by Ray M. Beck, as the Manager of Summit Exchange Services, L.L.C. a Utah limited liability company, Member/Manager of SES BP Tudor, LLC, a Delaware limited liability company, this 5th day of December 2006.

In witness whereof, I hereunto set my hand and official seal.

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

My Commission Expires:

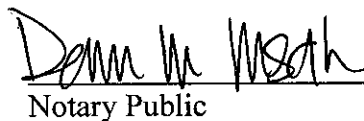
8/26/08



STATE OF UTAH            )  
  : ss.  
County of Salt Lake        )

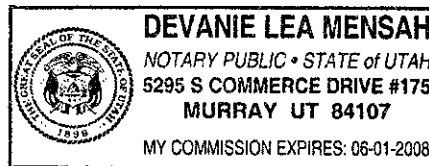
The foregoing instrument was acknowledged before me by D. Russell Minnick, as the Manager of Bridge Investment Group, LLC a Utah limited liability company, Manager KMD Tudor, LLC, a Delaware limited liability company, this 1st day of December 2006.

In witness whereof, I hereunto set my hand and official seal.

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

My Commission Expires:

10-1-2008



STATE OF UTAH            )  
                                      : ss.  
County of Salt Lake        )

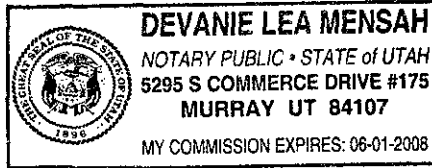
The foregoing instrument was acknowledged before me by D. Russell Minnick, as the Manager of Bridge Investment Group, LLC a Utah limited liability company, Manager McDonnell Tudor, LLC, a Delaware limited liability company, this 1<sup>st</sup> day of December 2006.

In witness whereof, I hereunto set my hand and official seal.

Devan Le Mensah  
Notary Public

My Commission Expires:

06-1-2008



## EXHIBIT "A"

### LEGAL DESCRIPTION

Lots 1 through 15, inclusive, part of Lot 16, and Lots 17 through 22, inclusive, and vacated portions of Birch and Pinkney Streets, in MAPLE HEIGHTS, an Addition to the City of Omaha, as surveyed, platted and recorded, in the Northwest Quarter of the Northwest Quarter (NW¼ NW¼) of Section 9, Township 15 North, Range 12 East of the 6th P.M., in Douglas County, Nebraska, more particularly described as follows:

Beginning at a point South 89°53'20" East, 50.0 feet from the Northwest corner of said Section 9, said point also being the Northwest corner of Lot 17, Maple Heights; thence South 89°53'20" East, a distance of 991.55 feet, to a point on the Southwesterly right-of-way line of Old Maple Street; thence South 52°44'25" East, on the Southwesterly right-of-way line of Old Maple Street, 54.77 feet, to a point of curve; thence on a curve to the right (radius being 540.70 feet), on the Southwesterly right-of-way line of Old Maple Street (chord bearing South 25°54'20" East), an arc distance of 500.63 feet; thence South 00°18'35" West, on the West right-of-way line of Old Maple Street, 786.30 feet, to a point of curve; thence on a curve to the left (radius being 183.00 feet), on the Westerly right-of-way line of Old Maple Street (chord bearing South 00°24'20" East), an arc distance of 4.57 feet, to the point of intersection of the North right-of-way line of Bedford Street, said point also being the Southeast corner of Lot 1, Maple Heights; thence North 89°57'05" West, on the North right-of-way line of Bedford Street, 630.06 feet, to the Southeast corner of Lot 16, Maple Heights; thence North 00°02'55" East, a distance of 726.03 feet, to a point that intersects a curve; thence on a curve to the right (radius being 638.00 feet - chord bearing North 38°17'51" West), an arc distance of 28.90 feet; thence North 37°00'00" West, 173.10 feet, to a point on the Southerly right-of-way line of Birch Street, said point also being the Northern most corner of Lot 16, Maple Heights; thence on a curve to the left (radius being 40.00 feet - chord bearing North 37°00'00" West), for an arc distance of 192.32 feet, to a point on the Northerly right-of-way line of said Birch Street; thence South 53°32'46" West, 325.01 feet, along said Northerly right-of-way line, to a point of curve; thence on a curve to the right (radius being 117.94 feet - chord bearing South 71°46'23" West), for an arc distance of 75.04 feet; thence West, 128.78 feet, along said Northerly right-of-way line, to a point on the East right-of-way line of 108th Street, said point also being the Southwest corner of Lot 17, Maple Heights; thence North, along said East right-of-way line, 544.85 feet, to the Point of Beginning.

NOTE: The West line of the Northwest Quarter of said Section 9 assumed North-South in direction.