



DEED 2009055105



JUN 01 2009 09:29 P 1

Deed  
530 01-37060

Nebr Doc Stamp Tax  
 6-1-09  
 Date  
 \$ 45.00  
 By: *[Signature]*

FB \_\_\_\_\_  
 C/O \_\_\_\_\_ COMP *MB*  
 SCAN \_\_\_\_\_ FV \_\_\_\_\_

Received - DIANE L. BATTIATO  
Register of Deeds, Douglas County, NE  
6/1/2009 09:29:45.00



2009055105

### SPECIAL WARRANTY DEED

**KNOWN ALL MEN BY THESE PRESENTS THAT I or WE, New American Funding Group, LLC, a Nevada limited liability company, herein called the grantor whether one or more, in consideration of One Dollar and other good and valuable consideration received from grantee, do hereby grant, bargain, sell, convey and confirm unto Brian F. Avery, a married person, herein called the grantee whether one or more, the following described real property in Douglas County, Nebraska:**

**Lot 16, Stirling Park, a subdivision in Douglas County, Nebraska.**

To have and to hold above described premises together with all tenements, hereditaments and appurtenances thereto belonging unto the grantee and to grantee's heirs and assigns forever.

And the grantor does hereby covenants with the grantee and with grantee's heirs and assigns that grantor is lawfully seized of said premises; that they are free from encumbrance except covenants, easements and restrictions of record; all regular taxes and special assessments, except those levied or assessed subsequent to date hereof; that grantor has good right and lawful authority to convey the same; and that grantor warrants and will defend the title to said premises against the lawful claims of all persons whomsoever **from the date of February 9, 2009**

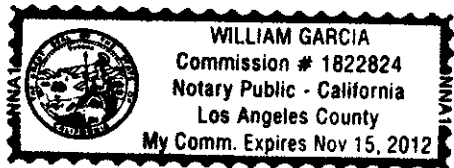
Dated: 5-21-09

New American Funding Group, LLC, a Nevada limited liability company

By: *[Signature]*  
Greg Cullen, President of Harvard Partners, Inc., Manager

STATE OF California  
 ) SS:  
 COUNTY OF Los Angeles )

The foregoing instrument was acknowledged before me this 21<sup>st</sup> day of May, 20 09, by Greg Cullen, President of Harvard Partners, Inc., Manager (name and signatory title) of **New American Funding Group, LLC, a Nevada limited liability company.**



*[Signature]*  
Notary Public

RETURN TO:  
Brian F. Avery

ON-011365

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