



DEED 2015032512



MAY 01 2015 09:21 P 4

Nebr Doc Stamp Tax
05-01-2015 Date
\$5006.25
By SB

Fee amount: 28.00  
FB: 69-27556  
COMP: SB

Received - DIANE L. BATTIATO  
Register of Deeds, Douglas County, NE  
05/01/2015 09:21:17.00



2015032512

Return to:

Novare National Settlement Service  
320 Commerce Street, Suite 150  
Irvine, California 92602  
Attn: Christine Siegel

**SPECIAL WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that **LBUBS 2006-C1 MIAMI STREET, LLC**, a Nebraska limited liability company ("**Grantor**"), in consideration of One Dollar in hand paid by **MIAMI STREET HOSPITALITY, LLC**, a Nebraska limited liability company ("**Grantee**") of Lancaster County and State of Nebraska, does hereby grant, bargain, sell and convey unto the said Grantee, the premises situated in the County of Douglas and State of Nebraska as described on the attached **Exhibit A** (the "**Property**"), together with all the tenements, hereditaments, and appurtenances thereunto belonging, and all the estate, right, title, interest, claim or demand whatsoever of Grantor of, in, or to the same, or any part thereof, subject to the following:

- (a) Real property taxes and assessments for the year 2014 and thereafter;
- (b) Zoning and other regulatory laws and ordinances affecting the Property;
- (c) Matters which would be disclosed by an accurate survey;
- (d) Any plat affecting the Property; and
- (e) Easements, rights of way, limitations, conditions, covenants, restrictions, and other matters of record.

TO HAVE AND TO HOLD the Property unto Grantee and to its heirs forever; and it does hereby covenant to WARRANT AND DEFEND the Property against the lawful claims and demands of all persons claiming by, through or under it, and against no other claims or demands.

**(REMAINDER OF PAGE INTENTIONALLY LEFT BLANK)**



**EXHIBIT A**

**LEGAL DESCRIPTION**

ALL of that certain lot, piece or parcel of land, with the buildings and improvements thereon, situated, lying and being in Douglas County, Nebraska and being more particularly described as follows:

Lot 3, North Park 2nd Addition Replat 5, a Subdivision located in the SW 1/4 of Section 8, Township 15 North, Range 12 East of the 6th P.M., Douglas County, Nebraska; together with Permanent Ingress and Egress Easements, filed April 29, 1999, in Book 1291 at Page 229; and 50' wide Ingress and egress easement over the Southerly portion of Lot 2, as shown on the Plat filed in Book 2072 at Page 115 in Douglas County, Nebraska, as more commonly known as 11818 Miami Street, Omaha, Nebraska