



DEED 2006115574



OCT 06 2006 12:15 P 1

Nebr Doc Stamp Tax
10/6/06
Date
\$ 1350. ⁰⁰
By JB

Received - DIANE L. BATTIATO
 Register of Deeds, Douglas County, NE
 10/6/2006 12:15:40.57
 2006115574

WARRANTY DEED

KNOW ALL MEN by these presents that, WESTFIELD OFFICE BUILDING II, LLC, a Nebraska limited liability company, herein called the grantor whether one or more, in consideration of One Dollar and other valuable consideration received from grantee, do hereby grant, bargain, sell, convey and confirm unto MARGEK REAL ESTATE LLC, a Nebraska limited liability company, herein called the grantee whether one or more, the following described real property in Douglas County, Nebraska:

Unit 2W1, in WESTFIELD OFFICE BUILDING II CONDOMINIUM PROPERTY REGIME, a condominium organized under the laws of the State of Nebraska, in the City of Omaha, in Douglas County, Nebraska, pursuant to Master Deed and Declaration dated October 25, 2005 and recorded November 2, 2005, as Instrument No. 2005138541, as amended by First Amendment to Master Deed and Declaration dated November 18, 2005 and recorded November 21, 2005, as Instrument 2005147515, and further amended by Second Amendment to Master Deed and Declaration dated March 10, 2006 and recorded March 17, 2006, as Instrument No. 2006030364, all of the Records of Douglas County, Nebraska.

To have and to hold the 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 covenant 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.

Executed this 3 day of OCTOBER, 2006

WESTFIELD OFFICE BUILDING II, LLC, a Nebraska limited liability company

By: James J. Riskowski, Manager

STATE OF Nebraska

COUNTY OF Douglas

The foregoing instrument was acknowledged before me this 3 day of OCTOBER by James J. Riskowski, as Manager of WESTFIELD OFFICE BUILDING II, LLC, a Nebraska limited liability company, for and on behalf of the company.

Notary Public, State and County aforesaid

Notary Signature

Deed
 FEE 5.50 FB 58-43379
 BKP _____ C/O _____ COMP OK
 DEL _____ SCAN _____ FV _____

My commission expires:

10-13-08



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