



DEED 2008010003



FEB 01 2008 13:43 P 2

Nebr Doc
Stamp Tax
2/1/08
Date
\$1462.50
By *[Signature]*

Deed
2 10.50 53-02600
18-29 ✓ 7B

Received - DIANE L. BATTIATO

Register of Deeds, Douglas County, NE

2/1/2008 13:43:57.66



2008010003

CORPORATE WARRANTY DEED

THE Grantor, **CHRISTENSEN CORPORATION**, a Nebraska corporation, in consideration of One Dollar and other valuable consideration, receipt of which is hereby acknowledged, conveys to **SIMMONDS PROPERTIES, LTD.**, a Nebraska limited partnership, Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201) in **Douglas County, Nebraska**:

SEE ATTACHED EXHIBIT "A"

This is not a conveyance of all or substantially all of the assets of the Grantor.

THE Grantor covenants with Grantee that Grantor:

- (1) is lawfully seized of such real estate and that it is free from encumbrances subject to easements, reservations, covenants and restrictions of record **and subject to all regular taxes and special assessments.**
- (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.

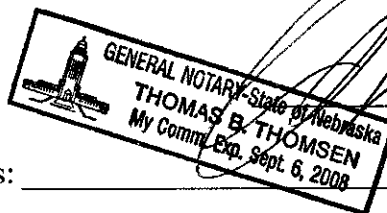
Executed this ²³~~31~~st day of January, 2008.

CHRISTENSEN CORPORATION, a Nebraska corporation

By: Thomas B Christensen
THOMAS B. CHRISTENSEN, Authorized Signatory

STATE OF Nebraska)
COUNTY OF Douglas) ss.

Acknowledged before the undersigned Notary Public in and for said County and State this ²³ day of January, 2008, by Thomas B. Christensen, as authorized signatory for Christensen Corporation, a Nebraska corporation, for and on behalf of the corporation



[Signature]
Notary Signature

My Commission Expires: _____

EXHIBIT "A"

The West 233 feet of the East 250 feet of Lot 6, in BELLAIR, an Addition to the City of Omaha, as surveyed, platted and recorded, in Douglas County, Nebraska;

EXCEPT:

1. The South 72 feet of the West 233 feet of the East 250 of Lot 6, in BELLAIR, an Addition to the City of Omaha, as surveyed, platted and recorded, in Douglas County, Nebraska;

2. The North 15.1 feet of the West 233 feet of the East 250 feet of Lot 6, in BELLAIR, an Addition to the City of Omaha, as surveyed, platted and recorded, in Douglas County, Nebraska;

Together with non-exclusive easement rights appurtenant thereto as established by Easement Agreement dated October 5, 1983 and recorded October 7, 1983, in Book 698 at Page 46 of the Miscellaneous Records of Douglas County, Nebraska.