



DEED 2006085812



JUL 31 2006 12:50 P 2

Nebr Doc  
Stamp Tax  
7-31-06  
Date  
\$ 3100.00  
By *[Signature]*

Received - DIANE L. BATTIATO  
Register of Deeds, Douglas County, NE  
7/31/2006 12:50:06.81



2006085812

# WARRANTY DEED

**KNOWN ALL MEN BY THESE PRESENTS THAT I or WE, Phyllis H. Newman and Murray H. Newman, Trustees**, 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 **Blue Moon - NE Limited Partnership, a Nebraska limited partnership**, herein called the grantee whether one or more, the following described real property in **Douglas County, Nebraska**:

A tract of land located in the Southwest 1/4 of the Northwest 1/4 of Section 4, Township 14 North, Range 12 East of the 6th P.M., in Douglas County, Nebraska, the boundaries of which are described as follows: Beginning at a point located 1793.32 feet West and 90.00 feet North of the Southeast corner of the Northwest 1/4 of said Section 4; which Point of Beginning is on the North Right-of-Way line of "L" Street; thence due West, along said North Right-of-Way line, 288.00 feet to a point; thence N00°32'26"W for a distance of 470.47 feet to a point on the South Right-of-Way line of "J" Street; thence S89°59'22"E along said South Right-of-Way line, 288.00 feet to a point; thence S00°32'26"E for a distance of 470.41 feet to the Point of Beginning. In this description, the South line of the Northwest 1/4 of Section 4-14-12 (Centerline of "L" Street) is assumed to bear due East and West.

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 set forth on **Exhibit "A" attached hereto**; 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.

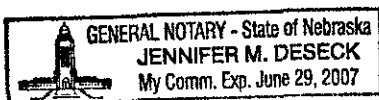
Dated: 07/31/06

*Phyllis H. Newman*  
Phyllis H. Newman, Trustee

*Murray H. Newman*  
Murray H. Newman, Trustee

STATE OF NEBRASKA )  
COUNTY OF Douglas ) SS:

The foregoing instrument was acknowledged before me on 7-31-06, by Phyllis H. Newman and Murray H. Newman, Trustees.



*Jennifer M. DeSeck*  
Notary Public

RETURN TO:  
Blue Moon - NE Limited  
8313 Spring Plaza  
Omaha, NE 68124

ON-007399

⑦ 1050

F

Deed  
FEE 1050 FB 01-60000  
BKP 4-14-12<sup>30</sup> C/O COMP  
DEL SCAN FV

✓ 53162 ✓ 53167

EXHIBIT "A"  
PERMITTED EXCEPTIONS

1. Restricted Access as set forth in Warranty Deed dated December 20, 1958, filed February 26, 1959, at book 1056, page 537, of the Deed Records of Douglas County, Nebraska.

[REMAINDER OF PAGE LEFT INTENTIONALLY BLANK]