



DEED 2006147501



DEC 29 2006 09:23 P 1

Nebr Doc Stamp Tax
<u>2.29.00</u> Date
<u>\$219</u>
By <u>CC</u>

Received - DIANE L. BATTIATO  
 Register of Deeds, Douglas County, NE  
 12/29/2006 09:23:59.00  
  
 2006147501

### SPECIAL WARRANTY DEED

KS PHOENIX, LLC, a Nebraska limited liability company, Grantor, in consideration of One Dollar (\$1.00) and other valuable consideration received from Grantee, FRANK R. KREJCI, receipt of which is hereby acknowledged, conveys to Grantee the following described real estate (as defined in Neb. Rev. Stat. § 76-201) in Douglas County, Nebraska:

Lot 2 in the Pacific Springs Vista, a Subdivision, as surveyed, platted and recorded in Douglas County, Nebraska

Grantor covenants with the Grantee that Grantor:

- (1) is lawfully seized of such real estate and that the real estate is free from encumbrances, except easements, reservations, covenants and restrictions of record;
- (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 claiming the same or any part thereof through, by or under Grantor.

Executed: December 26, 2006

KS PHOENIX, LLC, a Nebraska limited liability company,

By: Frank R. Krejci  
 Frank R. Krejci, Member

By: Edwin D. Schoening  
 Edwin D. Schoening, Member

STATE OF NEBRASKA )  
 COUNTY OF DOUGLAS ) ss.

The foregoing instrument was acknowledged before me this 26 day of December, 2006, by Frank R. Krejci and Edwin D. Schoening, all of the members of KS PHOENIX, LLC, a Nebraska limited liability company.

Marilyn J. Ellingson  
 Notary Public

GENERAL NOTARY - State of Nebraska  
 MARILYN J. ELLINGSON  
 My Comm. Exp. March 9, 2008

deed  
 1/1

FEE	<u>5.50</u>	FB	<u>OC-29225</u>
BKP		C/O	<u>COMP</u>
DEL		SCAN	FV

CC