



DEED 2006147502



DEC 29 2006 09:24 P 1

Nebr Doc Stamp Tax
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Date
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By CC

Received - DIANE L. BATTIATO  
Register of Deeds, Douglas County, NE  
12/29/2006 09:24:01.23



2006147502

### 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 3 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.

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

deed

FEE	5.50	FB	OC-29725
BKP		C/O	COMP
DEL		SCAN	FV

29-c