



DEED 2006101296



SEP 05 2006 09:10 P 1

Nebr Doc
Stamp Tax
9/5/06
Date
\$2684.35
By *[Signature]*

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
9/5/2006 09:10:38.35



2006101296

PARTNERSHIP WARRANTY DEED

THE GRANTOR, Dana Partnership, a Nebraska General Partnership, in consideration of One Dollar and other valuable consideration, receipt of which is hereby acknowledged, hereby conveys to Crotech, LLLP, GRANTEE(s) as joint tenants, the following described real estate (as defined in Neb. Rev. Stat. 76-201) in County, NE

Parcel A: The North 1/2 of Lot 3, Block 3, Bensonvale Acres, an Addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska

Parcel B: One Half of vacant Grand Avenue adjoining Lots 1 and 8 and all of lots 1, 2, 7, and 8, Block 3, Bensonvale Acres, an Addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska.

THE GRANTOR covenants with GRANTEES that GRANTOR:

- (1) is lawfully seized of such real estate 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 the lawful claims of all persons.

Executed : 8-28-2006

Dana Partnership, a Nebraska General Partnership

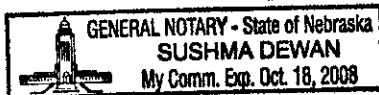
[Signature of Arun Agarwal]

By Arun Agarwal, President

STATE OF NEBRASKA
COUNTY OF Douglas

The foregoing instrument was acknowledged before me this 8th day of August, 2006 by Arun Agarwal, President of Dana Partnership, a Nebraska General Partnership.

[Signature of Sushma Dewan]
Notary Public



RETURN TO:
Crotech, LLLP
4872 Country Club Way
Boulder, Colorado 80301

Deed
FEE 7.50 FB 43-03460
B 1/5 BKP _____ C/O _____ COMP BW
DEL _____ SCAN _____ FV _____

OT99344

RECORD 2 OTS

123097

99344