



DEED 2007020670



FEB 22 2007 09:52 P 1

Nebr Doc Stamp Tax

2-22-07

Date

\$ 1395⁰⁰

By BW

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
2/22/2007 09:52:43.88



2007020670

SPECIAL WARRANTY DEED

Know all men by these presents, **The Personal Touch, Inc.**, a Nebraska corporation, herein called the grantor whether one or more, for and in consideration of the sum of One dollar and other valuable consideration received from grantee, does hereby grant, bargain, sell, convey and confirm unto **Children's Hospital**, a Nebraska non-profit corporation, herein referred to as "Grantee", the following described real property:

That part of the Northwest 1/4 of the Northwest 1/4 of Section 23, Township 15 North, Range 12, East of the 6th P.M., in the City of Omaha, Douglas County, Nebraska, described as follows: Beginning at a point where the North line of Beverly Hills Addition intercepts the right of way taken for Highway 30-A; thence Westerly along the North line of Beverly Hills Addition, a distance of 215.5 feet; thence at an angle of 90° to the right a distance of 100 feet more or less, to the South line of the right of way of Nebraska State Highway 30-A; thence Southeasterly along said South line of highway right of way a distance of 237.5 feet, more or less, to the place of beginning

GRANTOR covenants with GRANTEE that GRANTOR:

- (1) is lawfully seized of such real estate and that it is free from encumbrances except those of record.
- (2) has legal power and lawful authority to convey the same.
- (3) warrants and will defend title to the real estate against the lawful claims of all persons claiming the same or any part thereof through, by or under Grantor.

Dated: February 17, 2007

The Personal Touch, Inc.,
a Nebraska corporation

By: Julie A. Wynn
Julie A. Wynn, President

deed

FEE	5150	FB	01-60000
BKP	23-15-12	C/O	COMP
DEL		SCAN	FV

STATE OF NEBRASKA)
) SS
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me on 17th February, 2007 by Julie A. Wynn, the President of The Personal Touch, Inc., a Nebraska corporation, on behalf of the corporation. Julie A. Wynn personally appeared before me, a General Notary Public for the State of Nebraska, and is either personally known to me or was identified by me through satisfactory evidence.

Kristin Miller
Notary Public

My commission expires:
8/10/10



07106476