



DEED 2007039468



APR 03 2007 14:19 P 3

Nebr Doc Stamp Fee
4207
Date
\$15714.00
By CC

AFTER RECORDING, RETURN TO:

10100 GRAND PLAZA OMAHA LLC
10100 Grand Plaza
Omaha, Nebraska 68134

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
4/9/2007 14:19:02.84



2007039468

SPECIAL WARRANTY DEED

THIS DEED, made by **VMS NATIONAL PROPERTIES JOINT VENTURE, an Illinois joint venture, who acquired title as, VMS National Properties, an Illinois general partnership** (hereinafter referred to as "**Grantor**"), and **10100 GRAND PLAZA OMAHA LLC, an Iowa limited liability company** (hereinafter referred to as "**Grantee**"), the words "**Grantor**" and "**Grantee**" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits.

WITNESSETH, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration, the receipt, adequacy, and sufficiency of which are hereby acknowledged by Grantor, Grantor conveys to Grantee, the real estate (as defined in Neb. Rev. Stat. 76-201) (the "**Real Estate**") described as follows:

SEE EXHIBIT A ATTACHED

Grantor covenants with Grantee that Grantor:

- a. is lawfully seized of such Real Estate and that it is free from encumbrances, covenants, conditions, restrictions, claims or other outstanding rights except for the easements, covenants and restrictions of record.
- b. has legal power and lawful authority to convey the same; and
- c. 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.

Deed

FEE 18.50 FB 01.60000

3/7 BKP 4-15-12 C/O _____ COMP _____

DFL _____ SCAN _____ FV _____

42765
42766

30

EXHIBIT A

LEGAL DESCRIPTION OF TERRACE GARDENS TOWNHOUSES

DOUGLAS COUNTY, NEBRASKA

Part of the NE ¼ of Section 4, T 15 N, R 12 E of the 6th P.M., Douglas County, Nebraska, and Lots 1 through 6, inclusive, Block 39, Maple Village, as surveyed, platted and recorded, and vacated Grand Avenue, Saratoga Street and Redman Avenue, all more particularly described as follows: Beginning at a point which is South 175.0 feet and S 89°40' W, 175.0 feet from the Northeast corner of the SW ¼ of the NE ¼ of said Section 4; thence S 89°40' W, 728.75 feet to a point on the East R.O.W. line of Interstate Highway No. 680; thence N 1°46'30" E on the East R.O.W. line of Interstate Highway No. 680, 443.40 feet; thence N 20°03'42" E on the Easterly R.O.W. line of Interstate Highway No. 680, 332.17 feet; thence N 89°40' E, 499.45 feet; thence S 0°20' E, 125.0 feet; thence N 89°40' E, 93.0 feet to the Southeast corner of Lot 7, Block 39, Maple Village; thence Southerly on a curve to the right (radius being 1495.71 feet, chord bearing S 1°25'02" E), an arc distance of 74.86 feet; thence South on the East line of Lots 1 through 6, inclusive, Block 39, Maple Village, 505.17 feet; thence S 5°42'50" E, 50.22 feet to the point of beginning.

NW > NE
SW > NE

-EXHIBIT A-

SPECIAL WARRANTY DEED
TERRACE GARDENS (000607 - OMAHA, NE)