



DEED 2006147500



DEC 29 2006 09:21 P 1

Nebr Doc Stamp Tax
<u>1229.06</u>
Date
<u>\$219</u>
By <u>CC</u>

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
12/29/2006 09:21:30.01



2006147500

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 1 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,

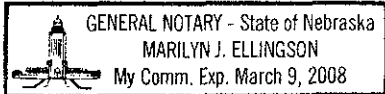
By: Frank R. Krejci
Frank R. Krejci, Member

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



deed
1/1

FEE	<u>50</u>	FB	<u>OC-29225</u>
BKP		C/O	<u>COMP</u>
DEL		SCAN	FV

Bohac