



DEED 2004143209



NOV 02 2004 11:54 P 1

Nebr Doc  
Stamp Tax  
11204  
Date  
\$ 148750  
By CC

Received - RICHARD TAKECHI  
Register of Deeds, Douglas County, NE  
11/2/2004 11:54:53.78



2004143209

### PARTNERSHIP WARRANTY DEED

**THE GRANTOR, SUMMIT RIDGE INVESTMENTS, a Nebraska general partnership, in consideration of One Dollar and other valuable consideration, receipt of which is hereby acknowledged, hereby conveys to GOUNDER INVESTMENTS LLC, a Nebraska limited liability company, the following described real estate (as defined in Neb. Rev. Stat. 76-201) in Douglas County, Nebraska:**

**Lot 10, in Block 12, in HAPPY HOLLOW VIEW, an Addition to the City of Omaha, as surveyed, platted and recorded, in Douglas County, Nebraska, EXCEPT the North 20 feet thereof, and EXCEPT that part thereof taken for street purposes more particularly described as follows:**

**Beginning at the Southeast corner of Lot 10 of said Block 12; thence Westerly, on the South line of said Lot 10, a distance of 110.0 feet, to the Southwest corner of said Lot 10; thence Northerly, on the West line of said Lot 10, a distance of 32.3 feet; thence Easterly, a distance of 110.0 feet, to a point on the East line of said Lot 10; thence Southerly, on said East line, a distance of 33.0 feet, to the Point of Beginning.**

Deed  
FEE 350 FB 60-15100  
BKP 71-113 C/O \_\_\_\_\_ COMP Bw  
DEL \_\_\_\_\_ SCAN \_\_\_\_\_ FV \_\_\_\_\_

**THE GRANTOR** covenants with Grantee that Grantor:

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

Executed: Oct 29, 2004

SUMMIT RIDGE INVESTMENTS,  
a Nebraska general partnership

By: G. Harmsen  
Gary A. Harmsen, Partner

STATE OF NEBRASKA  
COUNTY OF DOUGLAS

The foregoing instrument was acknowledged before me this 29<sup>th</sup> day of October, 2004 by Gary A. Harmsen, as Partner of Summit Ridge Investments, a Nebraska general partnership, for and on behalf of the partnership.

Janet J. Clark  
Notary Public



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