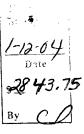


DEED

2004004613



JAN 12 2004 14:05 P - 8



PARTNERSHIP WARRANTY DEED



THE GRANTOR, Arbor III Limited Partnership, a Nebraska Limited Partnership in consideration of One Dollar and other valuable consideration, receipt of which is hereby acknowledged, hereby conveys to J & J Arbor III, LLC, the following described real estate (as defined in Neb. Rev. Stat. 76-201) in DOUGLAS County, Nebraska:

The East 200 feet of Lots One (1) and Two (2), Block Eleven (11), Happy Hollow View, an Addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska.

THE GRANTOR covenants with GRANTEES that GRANTOR:

- 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 this 7 day of \mathcal{A} , 2004

Arbor III Limited Partnership, a Nebraska Limited Partnership

By L. Paul Comeau, General Partner

By Michael J. Hogan, General Partner

By Dr. Bernard Comeau, General Partner

STATE OF ARIZONA COUNTY OF MARKUPA

Limited Partnership, by Dr Bernard Comeau, General Partner.

Notary Public

OFFICIAL SEAL
SCOTT E, ROMLEY
Notary Public - State of Arizona
MARICOPA COUNTY
My Comm. Expires Dec. 12, 2005

Return To: Jim Coury 15911 Burt St Dmaha NE 68118 OZZB162

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 $\left(\mathcal{Y}_{0}^{2}\right)$

STATE OF NEBRASKA COUNTY OF DOUGLAS

The foregoing instrument was acknowledged by	pefore me this day of
Limited Partnership by, L. Paul Comeau, Gene	Limited Partnership, a Nebraska
Limited Partnership by, L. Paul Comeau, Gene	eral Partner
Notary Public	GENERAL HOTARY-State of Mebrasta CHRISTINA L. STROD-My Comm. Equ. Aug. 10, 2004

STATE OF NEBRASKA COUNTY OF DOUGLAS

Notary Public

GENERAL NOTARY-State of Nebraska CHRISTINA L. STRODF My Comm. Exp. Aug. 10, 2004