



DEED 2005045713



APR 22 2005 15:22 P 1

Nebr Doc Stamp Tax
4-22-05
Date
\$166.25
By C D

Received - DIANE L. BATTIATO  
Register of Deeds, Douglas County, NE  
4/22/2005 15:22:36.13



2005045713

**SPECIAL WARRANTY DEED**

American Nebraska Limited Partnership, an Illinois limited partnership, GRANTOR, in consideration of One Dollar and other good and Midlands Construction Services, Inc., a Nebraska Corporation, as Grantee, conveys to GRANTEE, the following-described real estate located in Douglas County, Nebraska.

Lots 3, 4 & 5, Sunshine Farms, an Addition to Omaha, Douglas County, Nebraska.

GRANTOR covenants with GRANTEE that GRANTOR:

- (1) Is lawfully seized of such real estate and that it is free from encumbrances, except easements and restrictions of record and those exceptions set forth in Schedule B-Section II of the commitment for title insurance No. 6020448 issued by Nebraska Title Company, effective date March 15, 2005;
- (2) Has legal power and lawful authority to convey the same; and
- (3) Warrants and will defend title to the real estate against the lawful claims of all persons.

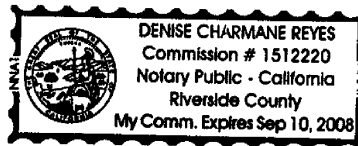
Executed this 14<sup>th</sup> day of April, 2005.

*California*  
American Nebraska Limited Partnership,  
an Illinois limited partnership, Grantor  
by AN LLC, A Delaware Limited Liability  
Company, General Partner

*Martin S. Appel*  
By: Martin S. Appel, Manager

*F*

Deed	
FEE 6.50	FB 38-37101
3 BKP	C/O COMP B
DEL	SCAN FY



STATE OF CALIFORNIA )  
Riverside ) ss.  
COUNTY OF LOS ANGELES )

The foregoing instrument was acknowledged before me on April 14, 2005 by Martin S. Appel, Manager for AN LLC, a Delaware Limited Liability Company, General Partner for American Nebraska Limited Partnership, an Illinois limited partnership, Grantor.

*Denise Charmane Reyes*  
Notary Public

NTC File No. 6020272  
Commercial File

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