



DEED 2014077474



OCT 01 2014 16:13 P 2

Nebr Doc Stamp Tax
10-01-2014 Date
\$3586.50
By BW

Fee amount: 16.00
FB: 61-11247
COMP: BW

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
10/01/2014 16:13:38.00



AFTER RECORDING RETURN TO:

First American Title Insurance Company National Commercial Services
13924 Gold Circle
Omaha, Nebraska 68144

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that E & P Financing Limited Partnership, ("Grantor") in consideration of One Dollar in hand paid by Silk Hospitality, LLC, ("Grantee") of Douglas County and State of Nebraska, does hereby grant, bargain, sell and convey unto the said Grantee, the following described real estate (as defined in Neb. Rev. Stat. sec 76-201) situated in the County of Douglas and State of Nebraska, to-wit:

Lot 1, Empire Park Replat 6, an Addition to the City of Omaha, Douglas County, Nebraska, Except that part deeded to the City of Omaha by Warranty Deed filed November 18, 2013, as Instrument No. 2013115235, described as follows: Beginning in the northeast corner of said Lot 1; thence S19°24'02"W along the east property line, a distance of 17.00 feet; thence N24°59'09"W for a distance of 24.30 feet to the beginning of a non-tangential curve; through an angle of 02°26'44", a radius of 398.28 feet, a chord bearing S69°22'36"E and a cord length of 17.00 feet along the south "M" Street right of way line to the point of beginning.

Together with all the tenements, hereditaments, and appurtenances thereunto belonging, and all the estate, right, title, interest, claim or demand whatsoever of the said Grantor, in, or to the same, or any part thereof:

TO HAVE AND TO HOLD the above described premises unto the said grantees and to their heirs forever; and the said Grantor hereby covenants that: (1) Grantor is lawfully seized of such real estate and it is free and clear of all liens and encumbrances, except those easements, restrictions and covenants of record; (2) Grantor has legal power and lawful authority to convey the same and (3) WARRANTIES and will defend title to the real estate against all demands or lawful claims of all persons claiming the same or any part thereof, by, through or under the Grantor.

~~EXECUTED: September 15, 2014~~

EXECUTED: September 30, 2014

E&P FINANCING LIMITED PARTNERSHIP, a
Maryland limited partnership

By: E&P REIT Trust
Its: General Partner

By: *Kelly A Walters*
Its: *President*

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

On September 30, 14, before me, the undersigned, a Notary Public, duly commissioned and qualified in said County, personally came Name: Kelly A Walters, Title: President of E&P REIT Trust, General Partner of E&P Financing Limited Partnership, a Maryland limited partnership, known to be the identical person(s) whose name(s) is affixed to the foregoing instrument and acknowledged the execution thereof to be his/her voluntary act and deed.

Witness my hand and notarial seal the day and year last above written.

Lauren E Green
NOTARY PUBLIC

My commission expires:

March 20, 2017

