

DEED 2012032080



APR 04 2012 15:13 P 3

Nebr Doc Stamp Tax
<u>4-4-12</u> Date
\$ <u>EX 19</u>
By <u>PJ</u>

DEED 3/3

FEE 16.50 FB SEE BELOW

BKP _____ C/D _____ COMP LC

DEL _____ SCAN _____ FV _____

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
4/4/2012 15:13:36.63



2012032080

SPECIAL WARRANTY DEED

FIFTY JOINT VENTURE, a Nebraska general partnership, GRANTOR, in consideration of Ten Dollars (\$10.00), receipt of which is hereby acknowledged, conveys to GRANTEE, FIFTY JOINT VENTURE II LLC, a Nebraska limited liability company, the following described real estate (as defined in Neb. Rev. Stat. 76-201) in Douglas County, Nebraska:

Lot 5, Spring Valley Plaza, an Addition to the City of Omaha, Douglas County, Nebraska; 47-36767

Lot 3, Spring Valley Plaza Replat 2, an Addition to the City of Omaha, Douglas County, Nebraska; 47-36764

and

Lot 2, Spring Valley Plaza Replat 3, an Addition to the City of Omaha, Douglas County, Nebraska 47-36771

together with (i) rights of ingress and egress as contained in the Declaration recorded June 14, 1991, in Book 967 at Page 23 of the Miscellaneous Records of Douglas County, Nebraska, and (ii) all other easements, declarations and licenses benefitting such real estate.

GRANTOR covenants with GRANTEE that GRANTOR:

- (1) is lawfully seized of such real estate and that it is free from encumbrances, except liens, restrictions and encumbrances of record;
- (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 claiming by, through or under Grantor.

After recording, please return to:
John Q. Bachman
Pansing Hogan Ernst & Bachman LLP
10250 Regency Circle, Suite 300
Omaha, NE 68114

✓ 115363

EXECUTED: April 2, 2012.

FIFTY JOINT VENTURE, a Nebraska general partnership

By: Venture-50, Inc., a Nebraska corporation

By: [Signature]
Jeffrey M. Keating, Vice President

By: Lerner Fifty, a Nebraska general partnership

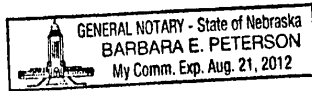
By: [Signature]
Salvadore Carta, Partner

By: [Signature]
Jay K. Lerner, Partner

Its General Partners

STATE OF NEBRASKA)
) ss:
COUNTY OF DOUGLAS)

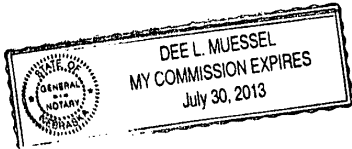
The foregoing instrument was acknowledged before me on April 1st, 2012, by JEFFREY M. KEATING, Vice President of VENTURE-50, INC., a Nebraska corporation, General Partner of FIFTY JOINT VENTURE, a Nebraska general partnership, on behalf of such partnership.



[Signature]
Notary Public

STATE OF NEBRASKA)
) ss:
COUNTY OF DOUGLAS)

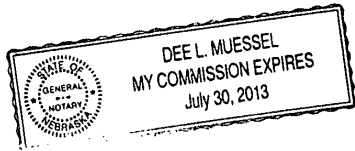
The foregoing instrument was acknowledged before me on April 2, 2012, by SALVADORE CARTA, Partner of LERNER FIFTY, a Nebraska general partnership, General Partner of FIFTY JOINT VENTURE, a Nebraska general partnership, on behalf of such Partnership.



Dee Muesel
Notary Public

STATE OF NEBRASKA)
) ss:
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me on April 2, 2012, by JAY R. LERNER, Partner of LERNER FIFTY, a Nebraska general partnership, General Partner of FIFTY JOINT VENTURE, a Nebraska general partnership, on behalf of such Partnership.



Dee Muesel
Notary Public