



DEED 2011035661



APR 25 2011 11:24 P 3

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| Nebr Doc Stamp Tax |
| 04-25-2011 Date |
| \$1903.50 |
| By LM |

Fee amount: 15.50
FB: 53-30462
COMP: LM

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
04/25/2011 11:24:04.00



2011035661

SPECIAL WARRANTY DEED

Lund Financial Plaza, L.L.C., a Nebraska limited liability company, **GRANTOR**, whether one or more, in consideration of one dollar and other valuable consideration received from Jasper Stone 450 Regency LLC, a Nebraska limited liability company, **GRANTEE**, whether one or more, conveys and confirms to Grantee an undivided 20% interest as a tenant in common in the following described real estate (as defined in Neb. Rev. Stat. ss76-201):

See Exhibit A attached hereto

Grantor covenants (jointly and severally, if more than one) with the Grantee that Grantor:

- (1) is lawfully seized of such real estate and that it is free from encumbrances except for any easements, covenants, conditions and restrictions of record; general and special taxes for 2011 and all subsequent years;
- (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 the same or any part thereof through, by or under Grantor, but not otherwise.

(Remainder of page intentionally left blank.)

Executed on this 20th day of April, 2011.

LUND FINANCIAL PLAZA, L.L.C., a Nebraska limited liability company

By: [Signature]
Name: John F. Lund
Title: Manager

STATE OF NEBRASKA)
)ss
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me on the 20th day of April, 2011, by John F. Lund, Manager of Lund Financial Plaza, LLC, a Nebraska limited liability company on behalf of the limited liability company



[Signature]
Notary Public

Exhibit A to the Deed

Legal Description

Real property in the City of Omaha, County of Douglas, State of Nebraska, described as follows:

Parcel 1:

Lot 1, Pierson's Subdivision Replat 2, an Addition to the City of Omaha, in Douglas County, Nebraska, EXCEPT that part conveyed to the City of Omaha by Warranty Deed filed March 2, 2002 in Book 2204 at Page 221 described as follows: Beginning at the Southwest corner of said Lot 1; thence Easterly along the Southerly line of said Lot 1, a distance of 327.70 feet; thence Northerly along the Easterly line of said Lot 1, a distance of 3.0 feet; thence Westerly, along a line 3.0 feet Northerly of, perpendicular measurement and parallel to, the Southerly line of said Lot 1, a distance of 306.7 feet; thence Northwesterly a distance of 35.1 feet to a point on the Westerly line of said Lot 1; thence Southerly, along the Easterly line of said Lot 1, a distance of 31.0 feet to the point of beginning.

Parcel 2:

Non-exclusive easements as contained in the certain Roadway and Parking Easement and Covenants Agreement filed January 18, 1980 in Book 627 at Page 622, Miscellaneous Records, Douglas County, Nebraska.

Parcel 3:

Non-exclusive easements as contained in that certain Roadway and Parking Easement and Covenants Agreement filed January 18, 1980 in Book 627 at Page 633, Miscellaneous Records, Douglas County, Nebraska.

APN: 1214 0061 20