

Inst # 2008034493 Wed Jul 23 09:09:47 CDT 2008  
Filing Fee: \$2542.25 Stamp Tax: \$2531.25  
Lancaster County, NE Assessor/Register of Deeds Office WDEED  
Pages 2

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WARRANTY DEED

KNOW ALL MEN by these presents that, SUSAN G. BROUSE AND DONALD R. BROUSE, Wife and Husband, herein called the grantor whether one or more, in consideration of One Dollar and other valuable consideration received from grantee, conveys to SUN HOLDINGS, LLC, a Nebraska limited liability company, herein called the grantee whether one or more, the following described real property in ~~Douglas~~ Lancaster County, Nebraska:

SEE EXHIBIT "A" ATTACHED HERETO

Lancaster

GRANTOR covenants with the grantee and with grantee's heirs and assigns that GRANTOR

1. is lawfully seized of said premises; that they are free from encumbrance, except easements, reservations, covenants and restrictions 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.

Executed this 16 day of July, 2008.

Susan G. Brouse  
SUSAN G. BROUSE

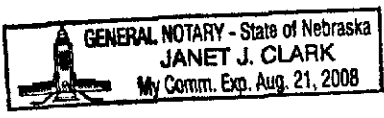
Donald R. Brouse  
DONALD R. BROUSE

STATE OF NEBRASKA

COUNTY OF DOUGLAS ss.

The foregoing Warranty Deed was acknowledged before me this 16 day of July, 2008, by Susan G. Brouse and Donald R. Brouse.

Janet J. Clark  
Notary Signature



My commission expires: 8-21-2008

Return to:  
SPENCE TITLE SERVICES, INC.  
1905 HARNEY STREET SUITE 210  
OMAHA, NEBRASKA 68102

CPA

4533 Union Hill Rd. (16)

TA-55477

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

**An undivided one-half interest in and to:**

**Lots 1 and 2, Block 1, in TAMARIN RIDGE ADDITION, Lincoln, Lancaster County, Nebraska, EXCEPT for that portion of Lot 1, Block 1, conveyed to the City of Lincoln, Nebraska, more particularly described as follows:**

**Commencing at the East Quarter corner of Section 24, Township 9 North, Range 6 East of the 6th P.M., Lancaster County, Nebraska; thence Northerly along the East line of said Section, a distance of 1120.48 feet; thence deflecting Westerly 90°00'00" Left, a distance of 59.98 feet to a point on the existing Westerly right-of-way line of 27th Street, said point also being the Point of Beginning; thence deflecting Westerly 00°25'16" Right, a distance of 9.06 feet; thence deflecting Northerly 90°28'30" Right, a distance of 46.00 feet; thence deflecting Easterly 89°06'15" Right, a distance of 8.34 feet to a point on said right-of-way line; thence deflecting Southerly along said right-of-way line 90°00'00" Right, a distance of 46.10 feet to the Point of Beginning.**