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SUBMITTED OMAHA TITLE & ESCROW, INC.

NEBRASKA DOCUMENTARY
STAMP TAX
Oct 01, 2010
\$1777.50 By LM

FILED SARPY CO. NE.
INSTRUMENT NUMBER
2010-26703
2010 Oct 01 12:20:37 PM
Gregory J. Dowling
REGISTER OF DEEDS



SPECIAL WARRANTY DEED

ComFed-Dodge Fund IV, a Nebraska Limited Partnership, GRANTOR(s), whether one or more, in consideration of One Dollar and other valuable consideration received from grantees, of which is acknowledged, conveys to Eric Nelson News, Inc, a Nebraska Corporation, GRANTEE(s), whether one or more, the following described real estate (as defined in Neb. Rev. Stat. ss76-201) SarpyCounty, NE:

Lot 1, Clinton's Subdivision Replat 1, a subdivision as surveyed, platted and recorded in Sarpy County, Nebraska

- GRANTOR covenants (jointly and severally, if more than one) with the GRANTEES that GRANTOR:
- (1) is lawfully seized of such real estate that it is free from encumbrances
 - (2) has legal power and lawful authority to convey the same;
 - (3) warrants and will defend title to the real estate against the lawful claims of all persons claiming the same or any part thereof by, through, or under Grantor.

Executed : September 14, 2010

ComFed-Dodge Fund IV, a Nebraska Limited Partnership

N.P. Dodge Jr.
By N.P. Dodge Jr., President

STATE OF NEBRASKA
COUNTY OF Douglas

The foregoing instrument was acknowledged before me this 14 day of September, 2010 by N.P. Dodge Jr., President of ComFed-Dodge Fund IV, a Nebraska Limited Partnership

Diane J. Kempf
GENERAL NOTARY - State of Nebraska
DIANE J. KEMPF Notary Public
My Comm. Exp. March 2, 2012 My Commission expires on 3-2-2012

RETURN TO:
Eric Nelson News, Inc, a Nebraska Corporation
115 Hickory Street
Omaha, Nebraska 68114

OT115352C