



DEED 2011112318



DEC 28 2011 13:05 P 2

Nebr Doc Stamp Tax
12-28-2011 Date
\$3937.50
By AH

Fee amount: 11.00
FB: 65-30731
COMP: AH

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
12/28/2011 13:05:03.00

2011112318

SPECIAL WARRANTY DEED

14344 "Y" Street LLC, a Nebraska limited liability company, GRANTOR, in consideration of One Dollar and other good and valuable consideration received from 14344 Building, LLC, a Nebraska limited liability company, as Grantee, conveys to GRANTEE, the following-described real estate located in Douglas County, Nebraska:

All of Lot 1, Pioneer Hills, Except that part deeded to the City of Omaha for right-of-way by Individual Warranty Deed recorded March 8, 2005 as Inst. No. 2005025947, together with that part of Lot 2, Pioneer Hills, an addition to the City of Omaha, in Douglas County, Nebraska, described as follows: Beginning at the Northeast corner of said Lot 1; thence Easterly 95.73 feet along a projection of the North line of Lot 1; thence South 200.00 feet to the North R.O.W. line of "Y" Street; thence Westerly along the North R.O.W. line of "Y" Street for 95.73 feet to the Southeast corner of said Lot 1; thence North along the East line of Lot 1 for 200.00 feet to the point of beginning.

GRANTOR covenants with GRANTEE that GRANTOR:

- (1) is lawfully seized of such real estate that it is free from encumbrances subject to easements, reservations, covenants and restrictions of record.
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend the title to the real estate against the lawful claims of all persons claiming the same or any part thereof by, through, or under Grantor, and none other.

Executed: December 21, 2011.

14344 "Y" STREET, LLC,
a Nebraska limited liability company

By
Harlan Faust
Managing Member

By
Steve Henderson
Managing Member

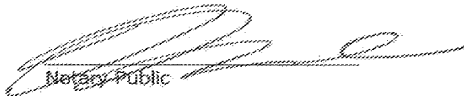
Please Return recorded document to:
Nebraska Title Company
14680 West Dodge Road, Suite 1
Omaha, NE 68154

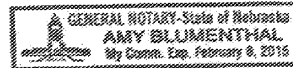
State of Nebraska

§

County of Douglas

The foregoing instrument was acknowledged before me this 27 day of December, 2011 by Harlan Faust and Steve Henderson, Managing Members of **14344 "Y" Street LLC, a Nebraska limited liability company**, on behalf of the limited liability company.


Notary Public



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