



DEED 2008014813



FEB 15 2008 12:23 P 3

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|-----------------------|
| Nebr Doc Stamp Tax |
| 215.08 |
| Date |
| \$2350.00 |
| By <i>ML</i> |

2/15/08 *01-60000*
3 *10-15-12*
 Filed: AS RECEIVED

Received - DIANE L. BATTIATO
 Register of Deeds, Douglas County, NE
 2/15/2008 12:23:46.82



WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that Beverly Ann VanArsdel and Victor J. VanArsdel, wife and husband, and Alyce Mae Berk and Alan G. Berk, wife and husband, herein called the GRANTOR, whether one or more, in consideration of One Dollar and other valuable consideration received from GRANTEE, does grant, bargain, sell, convey and confirm unto Fantasy's Inc., a Nebraska corporation, herein called the Grantee whether one or more, the following described real property in Douglas County, Nebraska:

564 **The North 330 feet of the East 330 feet of the North half of the South half of the Southwest quarter of Section 10, Township 15 North, Range 12 East of the 6th P.M., in Douglas County, Nebraska, except that part taken for road purposes.**

To have and to hold the above described premises together with all tenements, hereditaments and appurtenances thereto belonging unto the GRANTEE and to GRANTEE'S successors and assigns forever.

And GRANTOR does hereby covenant with the GRANTEE and with GRANTEE's successors and assigns that GRANTOR is lawfully seized of said premises; that they are free from encumbrance, except those easements, restrictions and covenants of record.

That GRANTOR has good right and lawful authority to convey the same; and that GRANTOR warrants and will defend the title to said premises against the lawful claims of all persons whomsoever.

**** FILED: AS IS**

EXECUTED: February __, 2008

Beverly Ann VanArsdel
 Beverly Ann VanArsdel

Victor J. VanArsdel
 Victor J. VanArsdel

Alyce Mae Berk
 Alyce Mae Berk

Alan G. Berk
 Alan G. Berk

Box 29 C

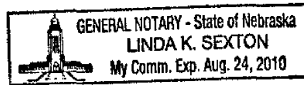
STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)


On February 13, 2008, before me, the undersigned, a Notary Public, duly commissioned and qualified in said County, personally came Beverly Ann VanArsdel and Victor J. VanArsdel, wife and husband, and Alyce Mae Berk and Alan G. Berk, wife and husband known to be the identical person(s) whose name(s) are affixed to the foregoing instrument and acknowledged the execution thereof to be their voluntary act and deed.

Witness my hand and notarial seal the day and year last above written.


NOTARY PUBLIC

My commission expires:

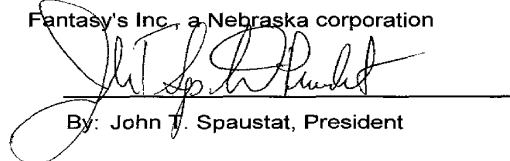


| | | |
|--|---|--|
|  Rels <small>Rels Title</small> | Rels Title 1055 North 115th Street, Suite 300 • Omaha, NE 68154 | |
| Buyer's Settlement Statement | | |
| Property: 2324 North 90th Street, Omaha, NE 68134 | File No: 1451-680745-07 Officer: Linda Sexton/LS New Loan No: Settlement Date: 02/13/2008 Disbursement Date: 02/13/2008 Print Date: 2/13/2008, 3:21 PM | |
| Buyer: Fantasy's Inc. Address: Seller: Beverly Ann VanArsdel; Alyce Mae Berk Address: 2324 North 90th Street, Omaha, NE 68134 | | |

| Charge Description | Buyer Charge | Buyer Credit |
|---|--------------|--------------|
| Consideration: | | |
| Total Consideration | 1,056,000.00 | |
| Adjustments: | | |
| Earnest Deposit | | 10,000.00 |
| Extension Deposit | | 5,000.00 |
| Prorations: | | |
| 2007 County/2008 City RE Taxes 01/01/08 to 02/13/08 @\$6148.94/yr | | 724.40 |
| New Loan(s): | | |
| Lender: TierOne Bank | | |
| New Loan to File - TierOne Bank | | 4,400,000.00 |
| Appraisal Fee - TierOne Bank | 300.00 | |
| Tax Service Contract - TierOne Bank | 460.00 | |
| Commitment Fee - TierOne Bank | 22,000.00 | |
| Flood Determination - TierOne Bank | 26.00 | |
| Lender Holdback - TierOne Bank | 3,278,506.61 | |
| Title/Escrow Charges to: | | |
| Owners Policy (1/2) - Rels Title | 1,119.50 | |
| Closing/Settlement Fee (1/2) - Rels Title | 200.00 | |
| Lenders Policy & Add'l Premium - Rels Title | 3,886.00 | |
| Endorsement Fee - Form 9, Creditors Rights - Rels Title | 25.00 | |
| Record UCC (2) - Rels Title | 24.00 | |
| Rec Asgt/Not - Rels Title | 69.00 | |
| Recording Fee Mortgage - Rels Title | 77.00 | |
| Recording Fee Deed - Rels Title | 10.50 | |
| Disbursements Paid: | | |
| Tax Installment: Amount 2007-2008 to Douglas County Treasurer | 6,148.94 | |
| Transfer to file 704506 to Rels Title | 521,871.85 | |
| Cash (X From) (To) Borrower | | 475,000.00 |
| Totals | 4,890,724.40 | 4,890,724.40 |

BUYER(S):

Fantasy's Inc., a Nebraska corporation



By: John T. Spaustat, President