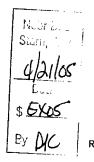


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Received - DIANE L. BATTIATO

## SPECIAL WARRANTY DEED

Kathleen A. Moser, Grantor, in consideration of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration received from Grantee, 1108 Jackson, LLC, a Nebraska limited liability company, conveys to Grantee the real estate (as defined in Neb. Rev. Stat. §76-201) described as follows:

> Lot 7, Block 165, Original City of Omaha, as surveyed and lithographed in Douglas County, Nebraska

Grantor covenants with Grantee that Grantor:

- 1. is lawfully seized of such real estate and that it is free from encumbrances, except easements, covenants and restrictions of record, taxes and special assessments;
- has legal power and lawful authority to convey the same; 2.
- warrants and will defend the title to the real estate against the lawful claims of 3. all persons claiming the same or any part thereof by, through, or under Grantor.

Executed as of <u>April 15</u>	Kathleen A. Moser
STATE OF NEBRASKA )	
COUNTY OF DOUGLAS )	
The foregoing instrument was acknowledged before me this 15th day of 2005, by Kathleen A. Moser.  GENERAL NOTARY-State of Nebraska KATHERINE A. ZUERLEIN My Comm. Exp. April 5, 2008  Notary Public	

AFTER RECORDING RETURN TO:

Richard J. Coenen 1620 Dodge Street, Suite 1800 Omaha, NE 68102-1505 (402) 342-4200

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C/O.

V48135