



DEED 2013070625



JUL 12 2013 11:19 P 3

Nebr Doc Stamp Tax
7-12-13
Date
\$ 2787.75
By PJ

deed 3/1
 FEE 22.00 / 01-60000
 BKP 21-15-13
 DEL _____ SCAN _____ FV _____
 P

Received - DIANE L. BATTIATO
 Register of Deeds, Douglas County, NE
 7/12/2013 11:19:42.77

 2013070625

-----above space for recording-----

AFTER RECORDING, RETURN TO
 JANIE BOSWELL
 MUTUAL OF OMAHA INSURANCE COMPANY
 MUTUAL OF OMAHA PLAZA, LAW 3RD Floor
 Omaha, NE 68175

SPECIAL WARRANTY DEED

East Campus Realty, LLC, a Nebraska limited liability company ("GRANTOR"), in consideration of One Dollars (\$1.00) and other valuable consideration received from **Turner Park North, LLC**, a Nebraska limited liability company, ("GRANTEE"), conveys to GRANTEE the following described real estate:

See Exhibit "A", attached hereto and incorporated herein by this reference.

The above described real estate is conveyed by GRANTOR and accepted by GRANTEE in "as-is", "where-is" condition with all faults.

GRANTOR covenants with GRANTEE that GRANTOR:

- (1) is lawfully seized of such real estate and that it is free from encumbrances except all easements, covenants, conditions, restrictions and reservations, zoning regulations, building codes and other laws and regulations, and all liens, encumbrances and charges not caused or created by Grantor;
- (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 through, by or under Grantor.

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✓ 0000958730
 OK # 0000960404

Executed June 27, 2013.

EAST CAMPUS REALTY, LLC

BY:

[Handwritten Signature]
Kenneth R. Cook, President

STATE OF NEBRASKA)
) SS.
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me on June 27, 2013 by Kenneth R. Cook, President of East Campus Realty, LLC, on behalf of said limited liability company.

Martha E. Bloes

Notary Public, Nebraska
My Commission Expires: 10/03/13

(Notarial Seal)



EXHIBIT "A"

The North 132 feet of Sub Lot 1 of Tax Lot 16 in the NW $\frac{1}{4}$ of Section 21, Township 15 North, Range 13 East of the 6th P.M., in the City of Omaha, Douglas County, Nebraska, EXCEPT the West 73 feet of the North 132 feet thereof, and EXCEPT the following described tract of land: Beginning at the Northeast corner of said Sub Lot 1, of Tax Lot 16; thence South along the East line of said Sub Lot 1, a distance of 132 feet to the North line of the alley between Farnam and Harney Streets; thence West along the North line of said alley, a distance of 81 feet; thence North a distance of 132 feet to a point on the South line of Farnam Street, which point is 80.70 feet West of the point of beginning; thence East along the South line of Farnam Street, a distance of 80.70 feet to the point of beginning, together with the South 48.2 feet of the North 102.7 feet of the West 1.3 feet of the following described tract of land: Beginning at the Northeast corner of said Sub Lot 1 of Tax Lot 16 in the NW $\frac{1}{4}$ of Section 21, Township 15 North, Range 13 East of the 6th P.M., in the City of Omaha, Douglas County, Nebraska; thence South along the East line of said Sub Lot 1, a distance of 132 feet to the North line of the alley between Farnam and Harney Streets; thence West along the North line of said alley, a distance of 81 feet; thence North, a distance of 132 feet to a point on the South line of Farnam Street, which point is 80.70 feet West of the point of beginning; thence East along the South line of Farnam Street, a distance of 80.70 feet to the point of beginning.