



DEED 2007135401



DEC 07 2007 12:20 P 2

Nebr Doc Stamp Tax 12-7-07 Date \$ 15.75

FB  
C/O  
SCAN  
FY

12/10/07

Received - DIANE L. BATTIATO  
Register of Deeds, Douglas County, NE  
12/7/2007 12:20:04.41



2007135401

### WARRANTY DEED

**KNOW THAT ALL MEN BY THESE PRESENTS THAT I or WE, Keystone Ralston, LLC, a Nebraska limited liability company, GRANTOR(s) herein called the grantor whether one or more, in consideration of One Dollar and other valuable consideration received from grantees, do hereby grant, bargain, sell, convey, and confirm unto Larry H. Lienemann and Mary Jill Lienemann, husband and wife, as joint tenants, with rights of survivorship and Gene E. Lienemann and Sally M. Lienemann, husband and wife, as joint tenants with rights of survivorship, herein called the grantee whether one or more, the following described real property in Douglas County, NE:**

A tract of land located in LOT 2, LAKEVIEW COMMERCIAL PARK PHASE II REPLAT II, previously being located in LOT 3, LAKEVIEW COMMERCIAL PARK PHASE II, more particularly described as follows:


Beginning at the Northeast corner of said Lot 2 and assuming the North line of said Lot 2, to bear N 88° 38' 06" W; thence Southerly along the East line of said Lot 2 and the Westerly right-of-way line of 73rd Street on a 300.00 foot radius curve to the left, (chord bearing S 04° 59' 54" W, chord distance of 26.00 feet) an arc length of 26.01 feet; thence N 75° 45' 27" W along the South line of Lot 3, LAKEVIEW COMMERCIAL PARK PHASE II, a distance of 72.12 feet; thence N 07° 43' 56" W along the West line of Lot 3, LAKEVIEW COMMERCIAL PARK PHASE II, a distance of 10.00 feet; thence S 88° 38' 06" E along the North line of said Lot 2 a distance of 73.54 feet to the point of beginning.


To have and hold above described premises together with all tenements, hereditaments and appurtenances thereto belonging unto the grantees and their assigns, or to the heirs and assigns of the survivor of them forever.

And the grantor does hereby covenant with the grantees and their assigns and with the heirs and assigns of the survivor of them that grantor is lawfully seized of said premises; that they are free from any encumbrance **except covenants, easements and restrictions of record; all regular taxes and special assessments, except those levied or assessed subsequent to date hereof;** 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.

Executed : September 10, 2007

Keystone Ralston, LLC, a Nebraska limited liability company

  
James M. Thorburn, Managing Member

  
Royce Maynard, Managing Member

RETURN TO: #64  
CRESTE TITLE & ESCROW  
1913 FARNAM ST., SUITE 'A'  
OMAHA, NE 68102

CC 10008  
10.50

1575

3rd

STATE OF NEBRASKA  
COUNTY OF Douglas

The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of September, 2007 by James M. Thorburn,  
Managing Member for Keystone Ralston, LLC, a Nebraska limited liability company

Dawn M. McPherson ✓  
Notary Public  
My Commission expires on 10-25-07 ✓  
10-25-08 dmm



DAWN M. MCPHERSON

STATE OF NEBRASKA  
COUNTY OF Douglas

The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of September, 2007 by Royce Maynard,  
Managing Member for Keystone Ralston, LLC, a Nebraska limited liability company

Dawn M. McPherson  
Notary Public  
My Commission expires on 10-25-07 ✓  
10-25-08 dmm



DAWN M. MCPHERSON

After recording return to:  
Mr. Larry R. Forman, Attorney  
c/o Hillman, Forman, Nelsen, Childers & McCormack  
7171 Mercy Rd. E650  
Omaha, NE 68106

CC10008