



DEED 2007021366



FEB 23 2007 13:25 P 3

Nebr Doc
Stamp Tax

2-23-07

Date

\$ Ex-19

By BW

Received - DIANE L. BATTIATO

Register of Deeds, Douglas County, NE

2/23/2007 13:25:01.15



2007021366

When recorded mail to:
Deborah Oseran
Mendelsohn & Oseran, PLC
3915 E. Broadway Blvd., Suite 301
Tucson, Arizona 85711

SPECIAL WARRANTY DEED

For Ten Dollars and other valuable consideration, BP DODGE, L.L.C., an Arizona limited liability company, the Grantor, does hereby convey to BP DODGE, L.L.C., an Arizona limited liability company, as to an undivided 23.74% interest, DEB DODGE, L.L.C., an Arizona limited liability company, as to an undivided 22.88% interest, and NEW DEB DODGE, LLC, an Arizona limited liability company, as to an undivided 53.38% interest, collectively the Grantee, Grantor's interest in the real property situated in Douglas County, Nebraska, described on **Exhibit A** attached hereto and incorporated herein by this reference.

SUBJECT TO: Existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way easements, and other matters of record, and to all leases to tenants currently located on the real property, to all matters that a current and accurate inspection or survey of the real property would reveal, and to all land use laws and regulations applicable to the real property.

Grantor warrants title against the acts of Grantor only, subject to the matters above set forth.

DATE: Feb 21st, 2007

(Signature and acknowledgment on following page.)

Deed
3
1

FEE 15.52 FB 45-006023
BKP _____ C/O _____ COMP dw
DEL _____ SCAN _____ FV _____

(16) ✓ 140307

TA-51385^{de}

GRANTOR:

BP DODGE, L.L.C., an Arizona limited liability company

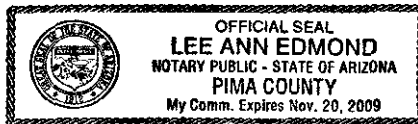
By: DEB Dodge, L.L.C., an Arizona limited liability company, Manager

By: Toufic Abi-Aad
Toufic Abi-Aad,
Authorized Member

STATE OF ARIZONA)
) ss.
County of Pima)

Subscribed, sworn to and acknowledged before me this 21st day of February, 2007, by Toufic Abi-Aad, Authorized Member of DEB Dodge, L.L.C., an Arizona limited liability company, Manager of BP Dodge, L.L.C., an Arizona limited liability company, on behalf of such limited liability company.

[SEAL]



Lee Ann Edmond
Notary Public

EXHIBIT "A"

Lot 1, in CEDARNOLE REPLAT 3, an Addition to the City of Omaha, as surveyed, platted and recorded, in Douglas County, Nebraska, EXCEPT that part thereof described as follows:

Beginning at the intersection of the East right-of-way line of 72nd Street with the North right-of-way line of Farnam Street; thence North $01^{\circ}22'20''$ East (bearings referenced to the Final Plat of Cedarvale Replat 3), for 11.65 feet, along the said East right-of-way line of 72nd Street, to an angle point therein; thence South $78^{\circ}11'38''$ East, for 23.56 feet, to the said North right-of-way line of Farnam Street; thence South $73^{\circ}41'50''$ West, for 24.32 feet, to the Point of Beginning.