



DEED 2013029817



MAR 27 2013 14:39 P 3

Nebr Doc Stamp Tax
3/27/13
Date
\$ EX 05
By SBL

Deed <sup>3</sup>/<sub>2</sub>

FEE 22.00 FB 62-24650

RKP \_\_\_\_\_ C/O \_\_\_\_\_ COMP SBL

DEL \_\_\_\_\_ SCAN \_\_\_\_\_ FV \_\_\_\_\_

Received - DIANE L. BATTIATO  
Register of Deeds, Douglas County, NE  
3/27/2013 14:39:15.30



2013029817

### SPECIAL WARRANTY DEED

Scott Alan Hughbanks, a married man ("Grantor") in consideration of One Dollar (\$1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant, sell, convey and demise unto Hughbanks Properties X, LLC, a Nebraska limited liability company ("Grantee"), all of Grantor's right, title and interest in and to the following described real estate (as defined in Neb. Rev. Stat. § 76-201), together with all improvements thereupon, if any, lying, being, and situate in the County of Douglas and State of Nebraska (the "Property"):

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

SUBJECT, however, to all matters of record.

Grantor hereby covenants with Grantee that Grantor:

- (i) is lawfully seized of the interest in the Property and that the Property is free and clear of all liens and encumbrances, except all matters of record;
- (ii) has legal power and lawful authority to sell and convey the interest in the Property; and
- (iii) warrants and will defend the title to the Property conveyed hereunder against the lawful claims of all persons claiming the same or any part thereof, through, by or under Grantor.

This transaction is exempt from documentary stamp tax pursuant to Neb. Rev. Stat. § 76-902(5)(b).

**[Remainder of page intentionally left blank; signature page follows.]**

RETURN TO:  
Kendra J. Ringenberg  
Koley Jessen P.C., L.L.O.  
1125 South 103<sup>rd</sup> Street, Suite 800  
Omaha, NE 68124  
4821-3937-8451.1

v 120827.

Executed this 26<sup>th</sup> day of March, 2013.

[Signature]  
Scott Alan Hughbanks, Grantor

[Signature]  
Joan Hughbanks (Spouse signs to convey any marital interest)

STATE OF NEBRASKA )  
COUNTY OF Douglas ) ss.

The foregoing instrument was acknowledged before me this 26<sup>th</sup> day of March, 2013, by Scott Alan Hughbanks as Grantor and by Joan Hughbanks as Spouse of Grantor.



[Signature]  
Notary Public

My Commission expires: \_\_\_\_\_

EXHIBIT "A"

All of Lots 2 and 3, McCORMACKS INDUSTRIAL PARK, an Addition to the City of Omaha, Douglas County, Nebraska, as surveyed, platted and recorded, EXCEPT therefrom that Part of Lot 3, described as follows: Beginning at the North corner of said Lot 3, thence Southerly, along the West line of Lot 3, 190.24 feet; thence Easterly, 130.60 feet to a point on the Northeasterly line of Lot 3; thence Northwesterly, along said Northeasterly line, 230.62 feet to the Point of Beginning.