

WARRANTY DEED

Dwain H. Steinkraus and Sherry K. Steinkraus, husband and wife

GRANTOR, in consideration of

One dollar and other valuable consideration-----DOLLARS received from GRANTEE C & G Truck Service, a Nebraska General Partnership

conveys to GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Seven (7), Eight (8) and Nine (9), Block Seven (7), Ackerman's Addition to Havelock, Lincoln, Lancaster County, Nebraska

NEBRASKA DOCUMENTARY STAMP TAX

DEC 09 88 \$ 150.00 BY [Signature]

GRANTOR covenants (jointly and severally, if more than one) with GRANTEE that GRANTOR:

(1) is lawfully seised of such real estate and that it is free from encumbrances except those easements and restrictions of record.

(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.

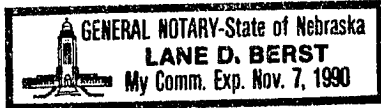
Executed December 8 19 88

[Signature] Dwain H. Steinkraus

[Signature] Sherry K. Steinkraus

STATE OF NEBRASKA)) SS. COUNTY OF Lancaster)

The foregoing instrument was acknowledged before me on December 8 19 88 by Dwain H. Steinkraus and Sherry K. Steinkraus



[Signature] Notary Public My commission expires

STATE OF NEBRASKA, County of ...

LANCASTER COUNTY, NEBR.

Filed for record and entered in Nu recorded in Deed Record Page

Dan Gallo REGISTER OF DEEDS

\$5.50

at o'clock M., and

1988 DEC -9 PM 3:45

Ac Ad Ha [Handwritten notes and stamps]

INST. NO. 88- 37669

County Clerk register or Deputy Register of Deeds

NT Pd

31687

1

TRUSTEE'S DEED

NEBRASKA DOCUMENTARY
STAMP TAX

SEPT 25 91

\$ X3 BY Lj

KNOW ALL MEN BY THESE PRESENTS:

THAT WHEREAS, under the Nebraska Trust Deeds Act at §§76-1001 to 76-1018, R.R.S., a Deed of Trust was executed by C & G Truck Service, a Nebraska General Partnership, Trustor, to Richard A. Johnson, Trustee, for the benefit of Dwain H. Steinkraus and Sherry K. Steinkraus, husband and wife, as joint tenants and not as tenants in common, the Beneficiaries named therein, dated December 8, 1988, and recorded December 9, 1988, in the office of the Register of Deeds of Lancaster County, Nebraska, as Instrument No. 88-37670, and that John M. Guthery was appointed as Successor Trustee through a Substitution of Trustee filed on June 11, 1991, in the office of the Register of Deeds of said county and state, as Instrument No. 91-18074, and

WHEREAS, Trustee filed for record in the office of the Register of Deeds of each county wherein the property or some part or parcel thereof was situated, a Notice of Default, identifying the Deed of Trust by stating the name of the Trustor named therein and giving the Instrument Number where the same was recorded, a description of the trust property, and said Notice containing a statement that a breach of an obligation for which the trust property was conveyed as security has occurred, and setting forth the nature of such breach and of the Trustee's election to sell or

2.

cause to be sold such property to satisfy the obligation; and,

WHEREAS, after the lapse of not less than one month, the breach or default was not cured as required by law; and

WHEREAS, the Trustee gave written notice of the time and place of sale particularly describing the property to be sold by publication of said notice, at least five (5) times, once a week for five (5) consecutive weeks, the last publication being at least ten (10) days but not more than thirty (30) days prior to the sale, in a newspaper having general circulation in each county in which the property was to be sold or some part thereof was situated, all according to the Nebraska Trust Deeds Act; and

WHEREAS, the sale was held at the time and place designated in the Notice of Sale which was between the hours of 9:00 a.m. and 5:00 p.m., at the east door of the County-City Building, 555 South 10th Street, Lincoln, Nebraska, of the county in which the property to be sold or some part thereof was situated; and,

WHEREAS, the Notice of Sale was in substantially the form as provided by the Nebraska Trust Deeds Act; and,

WHEREAS, on the date and at the time and place designated in the Notice of Sale, the Trustee sold the property at public auction to Sherilyn K. Steinkraus, who was the highest bidder, for the sum of Fifty Thousand and no/100 Dollars (\$50,000⁰⁰); and,

WHEREAS, the sale was conducted according to the Nebraska Trust Deeds Act; and,

WHEREAS, the Notice of Default, and the Notice of Sale, were duly mailed by registered or certified mail with postage prepaid,

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to all persons who had requested notice according to law, or who were entitled to notice according to Federal or State statute, or according to the Deed of Trust, referenced herein; and,

WHEREAS, the Trustee has complied with all of the provisions of the Nebraska Trust Deeds Act.

NOW, THEREFORE, I, John M. Guthery, Trustee, under the Deed of Trust and Substitution of Trustee herein referenced, as aforesaid, in consideration of the premises and by virtue of the powers vested in me by law and by the herein referenced Deed of Trust and Substitution of Trustee, do hereby give, grant and convey to the said SHERILYN K STEINKRAUS, his/her/its heirs and assigns, the premises so as aforesaid sold, to-wit:

Lots Seven (7), Eight (8) and Nine (9), Block Seven (7), Ackerman's Addition to Havelock, Lincoln, Lancaster County, Nebraska

TOGETHER WITH all buildings, fixtures, improvements and appurtenances belonging to such premises.

TO HAVE AND TO HOLD the same unto the said SHERILYN K STEINKRAUS, his/her/its heirs and assigns, and to them and their use and benefit forever.

IN TESTIMONY WHEREOF, I have, as such herein referenced Trustee, hereunto set my hand this 25 day of September, 1991.

JOHN M. GUTHERY, TRUSTEE

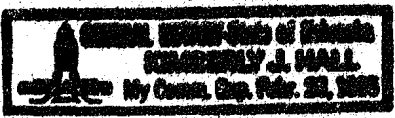
BY:

John M. Guthery
John M. Guthery

4

STATE OF NEBRASKA)
) SS.
COUNTY OF LANCASTER)

The foregoing instrument was acknowledged before me on this
25 day of September, 1991, by John M.
Guthery, Trustee.



Kimberly J. Hall
Notary Public

BLOCK
CODE
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CHECKED
DN
INDEXED
16
FILED
X

LANCASTER COUNTY, NEB
Dan Nette
REGISTER OF DEEDS
SEP 25 2 48 PM '91

\$ 2150

INST. NO. 91 31687

Dwain Steinkraus
600 Fletcher Ave
68521

\$6.50

C83410

NEBRASKA DOCUMENTARY
STAMP TAX

DEC 11 1998

\$227.50 BY MA

REGISTER OF DEEDS

1998 DEC 11 P 2:08

INST. NO 98

066880

BLOCK

CODE
ACADHA
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ENTERED

EDITED

WARRANTY DEED

Sherilyn K. Steinkraus and Dwain H. Steinkraus, Husband and Wife, in consideration of One Dollar and other valuable consideration received from GRANTEE, JNP Investments, L.L.C., a Nebraska Limited Liability Company, conveys to GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Seven (7), Eight (8) and Nine (9), Block Seven (7), Ackerman's Addition to Havelock, Lincoln, Lancaster County, Nebraska.

GRANTOR covenants (jointly and severally, if more than one) with GRANTEE that GRANTOR:

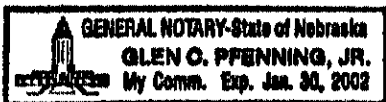
- (1) is lawfully seized of such real estate and that it is free from encumbrances, except any easements and restrictions now of record;
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend title to the real estate against the lawful claims of all persons.

Executed on this 8th day of December, 1998.

Sherilyn K. Steinkraus Dwain H. Steinkraus
 Sherilyn K. Steinkraus Dwain H. Steinkraus

State of Nebraska)
) ss
 County of Lancaster)

The foregoing instrument was acknowledged before me on December 8, 1998, by Sherilyn K. Steinkraus and Dwain H. Steinkraus, Husband and Wife.



Glen C. Pfanning, Jr.
 Notary Public

X

\$13.00

NEBRASKA DOCUMENTARY
STAMP TAX

AUG 05 2002

X2 BY KL

Dan Galte

REGISTER OF DEEDS

2002 AUG -6 P 3: 37

LANCASTER COUNTY, NE

INST NO 2002

051969

BLOCK

CODE	Acadha
CHECKED	<input checked="" type="checkbox"/>
ENTERED	<input checked="" type="checkbox"/>
EDITED	<input checked="" type="checkbox"/>

CITY OF LINCOLN, NEBRASKA QUITCLAIM DEED

The Grantor, **CITY OF LINCOLN, NEBRASKA**, a municipal corporation, organized and existing under and by virtue of the laws of the State of Nebraska, in consideration of the sum of Two Thousand Seven Hundred Dollars (\$2,700.00) and other good and valuable consideration received from Grantee, does quitclaim, grant, bargain, sell, convey, and confirm unto **JNP INVESTMENTS, L.L.C.**, a Nebraska limited liability company, herein called the Grantee, the following described real property in Lincoln, Lancaster County, Nebraska:

That portion of North 67th Street lying between the north line of Seward Avenue and a point 150.0 feet north thereof, as vacated by Ordinance No. 18018, passed by the City Council on July 1, 2002. Said street portion abuts Lots 4, 5, and 6, Block 6, and Lots 7, 8, and 9, Block 7, Ackerman's Addition to Havelock, Lincoln, Lancaster County, Nebraska.

Grantor excepts and reserves in perpetuity to itself a permanent easement to repair, replace, and maintain the existing eight foot wide low flow liner which crosses the southwest corner of said vacated right-of-way. Said easement is more particularly described as follows: *Beginning at the southeast corner of Lot 6, Block 6, Ackerman's Addition to Havelock, thence east along the south lot line extended a distance of 18 feet; thence northwesterly to a point on the east lot line of Lot 5, Block 6, Ackerman's Addition to Havelock, said point being 10 feet north of the south lot line of said Lot 5; thence south along the east lot lines of Lots 5 and 6, Block 6, Ackerman's Addition to Havelock to the point of beginning* and contains an area of 540 square feet, more or less.

Grantor further excepts and reserves to itself a relinquishment of access from the north line of said vacated North 67th Street to North 67th Street.

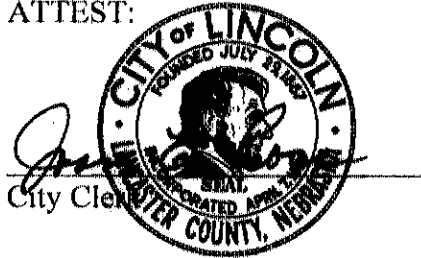
To have and to hold the above described premises together with all tenements, hereditaments, and appurtenances thereto belonging unto the Grantee and to Grantee's successors and assigns forever.

Copy to city
Attorneys
* Jnp Investments
6700 Seward Ave
68507

In witness whereof, Grantor has hereunto caused its corporate seal to be affixed and these presents signed by its Mayor.

Dated this 23 day of July, 2002.

ATTEST:

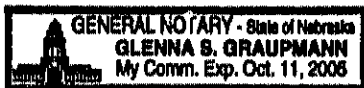


CITY OF LINCOLN, NEBRASKA,
a municipal corporation

Don Wesely
Don Wesely, Mayor

STATE OF NEBRASKA)
) ss:
COUNTY OF LANCASTER)

The foregoing instrument was acknowledged before me this 23rd day of July, 2002, by Don Wesely, Mayor of the City of Lincoln, Nebraska.



Glenna S. Graupmann
Notary Public

[VAC553]

NEBRASKA DOCUMENTARY
STAMP TAX

DEC 26 2002

\$ 24 BY PC

Dan Jaltz
REGISTER OF DEEDS

2002 DEC 26 P 4:47

LANCASTER COUNTY, NE

INST NO 2002

093975

\$10.50

BLOCK
NO
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EST. AD

LF298-04
R298A04

QUITCLAIM DEED

THIS QUITCLAIM DEED, executed this 26 day of December, 20 02, by first party, Grantor, Darrel W. Simonds Family Trust, Darrel W. & Viona C. Simons, Trustees whose post office address is 6900 Leighton Ave., Lincoln, NE 68507 to second party, Grantee, JNP Investments, L.L.C. a Nebraska limited liability company whose post office address is P. O. Box 29471, Lincoln, NE 68529 *mail*

WITNESSETH, That the said first party, for good consideration and for the sum of One and 00/100 Dollars (\$ 1.00) paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Lancaster, State of Nebraska to wit:

Description of a part of Lots 5 and 6, Block 6, Aekerman Addition to Havelock as platted in the Northeast Quarter of Section 9, Township 10 North, Range 7 East of the 6th P.M., Lincoln, Lancaster County, Nebraska and more particularly described as follows:

Beginning at the Northeast corner of said Lot 5; THENCE in a Westerly direction, along the North line of said Lot 5, on an assumed bearing of North 89 degrees 59 minutes 54 seconds West for a distance of 51.63 feet

THENCE along a curve to the right having a radius of 329.50 feet and an arc length of 110.24 feet, being subtended by a chord of South 24 degrees 16 minutes 08 seconds East for a distance of 109.72 feet to a point on the South line of said Lot 6

Thence North 90 degrees 00 minutes 00 seconds East, along the South line of said Lot 6, for a distance of 6.48 feet to Southeast corner of said Lot 6

THENCE North 00 degrees 01 minutes 49 seconds East, along the East line of said Lots 5 and 6, for a distance of 100.03 feet to the Point of Beginning

Together with and subject to covenants, easements, and restrictions of record.

Said property contains 2,569 Sq. Ft. more or less.

Part L & Simonds

IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

Signature of Witness

Print name of Witness

Signature of Witness

Print name of Witness

Darrel W. Simonds
Signature of First Party

Darrel W. Simonds
Print name of First Party

Viona C. Simonds
Signature of First Party

Viona C. Simonds
Print name of First Party

State of Nebraska
County of Lancaster
On 12-26-02 before me,
appeared

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Waide Jenness
Signature of Notary

Affiant Known Produced ID
Type of ID NE Drivers License
(Seal)



State of Nebraska
County of Lancaster
On 12-26-02 before me,
appeared

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Waide Jenness
Signature of Notary

Affiant Known Produced ID
Type of ID NE Drivers License
(Seal)

Paul N. Heiman
Signature of Preparer

Paul N. Heiman
Print Name of Preparer

Address of Preparer



Inst # 2008032196 Tue Jul 08 16:06:41 CDT 2008
Filing Fee: \$5.50 Stamp Tax: \$0.00 Exempt 5b cpackg WDEED
Lancaster County, NE Assessor/Register of Deeds Office Pages 1

No
Simond
C



SURVIVORSHIP WARRANTY DEED

KNOW THAT ALL MEN BY THESE PRESENTS THAT JNP Investments, L.L.C., a Nebraska limited liability company, herein called the grantor whether one or more, in consideration of **One Dollar and other valuable consideration** received from grantees, do hereby bargain, sell, convey, and confirm unto **James M. Young and Mary J. Young, husband and wife**, as joint tenants with right of survivorship, and not as tenants in common, the following described real property in LANCASTER County, Nebraska:

Lot Two (2), Simond's Subdivision, Lincoln, Lancaster County, Nebraska

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.

It is the intention of all parties hereto that in the event of the death of either of the grantees, the entire fee simple title to the real estate shall vest in the surviving grantee.

Executed June 4, 2008

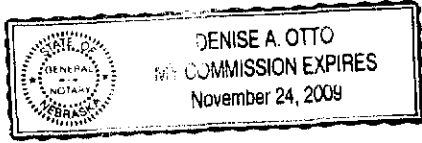
JNP Investments, L.L.C., a Nebraska limited liability company

James M. Young
By **James M. Young, Sole Member**

STATE OF NEBRASKA
COUNTY OF LANCASTER

The foregoing instrument was acknowledged before me this 4th day of June, 2008 by **James M. Young, Sole Member of JNP Investments, L.L.C., a Nebraska limited liability company**, on behalf of the limited liability company.

Denise A. Otto
Notary Public



NT-COM