



Return to: Ted R. Boecker, Boecker Law, P.C., L.L.O., 11225 Davenport Street, Suite 100, Omaha, NE 68154

SPECIAL WARRANTY DEED

ST. JAMES MANOR, L.P., a Nebraska limited partnership, Grantor, in consideration of One Dollar (\$1.00) and other valuable consideration, the receipt of which is hereby acknowledged, conveys to SAINT JAMES APARTMENT PARTNERS, LLC, a Nebraska limited liability company, Grantee, certain real estate in Douglas County, Nebraska, described as follows:

Lot 1, Saint James Manor, being an Administrative Replat of part of Block 5 and 6, Original City of Benson, (Now a part of the City of Omaha), as surveyed, platted and recorded in Douglas County, Nebraska.

Grantor covenants with the Grantee that Grantor:

- (1) is lawfully seised of such real estate and that it is free from encumbrances, subject to encumbrances of record, taxes and assessments not yet due and payable, and matters which would be shown by a current survey;
- (2) has legal power and lawful authority to convey the same; and
- (3) warrants and will defend the 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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