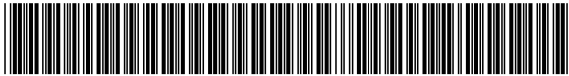




DEED 2014014794



FEB 27 2014 14:19 P 2

Nebr Doc Stamp Tax
02-27-2014 Date
\$4950.00
By SB

Fee amount: 16.00
FB: 60-21555
COMP: SB

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
02/27/2014 14:19:32.00



2014014794

After Recording Return To: Missouri River Title, 11239 Chicago Circle, Omaha, NE 68154

SPECIAL WARRANTY DEED

LAKESIDE HILLS PARTNERSHIP, L.L.P., A Nebraska Limited Liability Partnership,
GRANTOR, in consideration of One Dollar and other valuable consideration received from GRANTEE,
JSP LAKESIDE LLC, a Nebraska Limited Liability Company, conveys to GRANTEE the following
described real estate (as defined in Neb. Rev. Stat. Section 76-201):

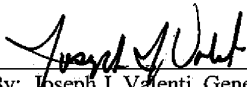
Lot 9, Lakeside Hills, A Subdivision, as Surveyed, Platted and Recorded in Douglas County, Nebraska,
together with non-exclusive easement rights as contained in Declaration of Covenants; conditions and
Restrictions dated December 12, 1994, filed December 13, 1994 in Book 1136 at Page 1 of the
Miscellaneous Records of Douglas 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 those
shown on Exhibit A;
- (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 by, through, or under Grantor.

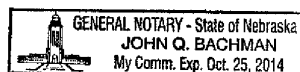
Dated this 25th day of February, 2014.

Lakeside Hills Partnership, L.L.P.,
A Nebraska Limited Liability Partnership


By: Joseph J. Valenti, General Partner

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me on this 25th day of February, 2014, by
Joseph J. Valenti, General Partner of Lakeside Hills Partnership, L.L.P., A Nebraska Limited Liability
Partnership, as his free and voluntary act and deed for and on behalf of said Limited Liability
Partnership.





Notary Public

EXHIBIT A

Real property taxes.

Plat and Dedication of Lakeside Hills in Book 1990 at Page 238, Filed October 21, 1994.

Memorandum of Mixed Use District Development Agreement in Book 1135 at Page 636, Filed December 12, 1994.

Amendment No. 3 to Mixed Use District Development Agreement in Book 1361 at Page 604, Filed December 13, 2000. (Note: There is no Amendment No. 2 of record)

Declaration of Covenants, Conditions and Restrictions in Book 1136 at Page 1, Filed December 13, 1994.

Amendment No. 1 to Declaration of Covenants, Conditions and Restrictions in Book 1182 at Page 617, Filed July 22, 1996.

Amendment No. 2 to Declaration of Covenants, Conditions and Restrictions in Book 1224 at Page 508, Filed October 7, 1997.

Amendment No. 3 to Declaration of Covenants, Conditions and Restrictions in Book 1361 at Page 599, Filed December 13, 2000.

Consent to and Acceptance of Declaration of Covenants, Conditions and Restrictions in Book 1138 at Page 630, Filed January 25, 1995.

Easement and Right of Way to Metropolitan Utilities District in Book 1182 at Page 249, Filed July 17, 1996.

Declaration of Landscaping Easement in Book 1212 at Page 96, Filed June 6, 1997.

Permanent Sidewalk Easement in Book 1215 at Page 591, Filed July 10, 1997.

Permanent Sewer Easement to Lakeside Hills Association Inc., a Nebraska nonprofit Corporation) in Book 1221 at Page 26, Filed August 29, 1997.

Permanent Ingress and Egress Access Easement in Book 1234 at Page 232, Filed January 2, 1998.

Easement and Covenants Agreement in Book 994 at Page 6, Filed January 22, 1992.

Easement Corporation in Book 997 at Page 338, Filed February 19, 1992.