



DEED 2007023628



MAR 02 2007 14:19 P 2

Nebr Doc
Stamp Tax
3/2/07
Date
\$ 10.575.
By *[Signature]*

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
3/2/2007 14:19:04.41



2007023628

SPECIAL WARRANTY DEED

The Grantor, **CONTINENTAL GENERAL INSURANCE COMPANY**, a Nebraska corporation, whether one or more, in consideration of One Dollar and other valuable consideration, receipt of which is hereby acknowledged, conveys to **SPENCE ACCOMMODATION XVIII, L.L.C.** Grantee, whether one or more, the following described real estate (as defined in Neb. Rev. Stat. ss76-201) in Douglas County, Nebraska:

SEE ATTACHED EXHIBIT "A"

Grantor covenants (jointly and severally, if more than one) with the Grantee that Grantor:

- (1) is lawfully seized of such real estate and that it is free from encumbrances;
- (2) has legal power and lawful authority to convey the same;
- (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.

Executed this February 28, 2007.

~~CONTINENTAL GENERAL INSURANCE COMPANY~~

By: *[Signature]*

Its: Mark F. Muething, Executive VP

STATE OF OHIO

COUNTY OF HAMILTON

The foregoing instrument was acknowledged before me this 28th day of February, 2007 by Mark F. Muething, the Executive VP of Continental General Insurance Company, a Nebraska corporation, for and on behalf of the corporation.

Notary Public, State and County aforesaid

[Signature]
Notary Signature

Yvonne M. Amrine
Notary Printed Signature

My commission expires:
7-19-2010



YVONNE M. AMPRINE
Notary Public, State of Ohio
My Commission Expires 07-19-10

Deed

2/10.50 FB/01-60000
2/22-15-72 C/O _____ COMP _____
OF _____ SCAN _____ FV _____

16

EXHIBIT "A"

PARCEL 1: That part of the Northwest Quarter of the Northeast Quarter (NW¼ NE¼) of Section 22, Township 15 North, Range 12 East of the 6th P.M., in the City of Omaha, in Douglas County, Nebraska, described as follows:

Commencing at the Southeast corner of 90th Street and Indian Hills Drive, which point of beginning also is 2,065.2 feet North and 33 feet East of the center of said Section 22; thence East, along the South property line of Indian Hills Drive, a distance of 447.0 feet, to the Southwest corner of 89th Street and Indian Hills Drive; thence South, 150 feet, along the West side of 89th Street; thence West, parallel to the South property line of Indian Hills Drive, a distance of 447.0 feet, to the East boundary of 90th Street; thence North, along the East boundary line of 90th Street, a distance of 150.0 feet, to the Point of Beginning;

EXCEPT that part thereof described as follows:

Beginning at the Southeast corner of 90th Street and Indian Hills Drive (said point being 2,065.2 feet North and 33 feet East of the center of said Section); thence Southerly, on an assumed azimuth of 180°00', a distance of 150.00 feet, along the Easterly South 90th Street right-of-way line; thence Easterly, on an azimuth of 89°42', a distance of 27.00 feet; thence Northerly, on an azimuth of 00°00', a distance of 150.00 feet, to a point on the Southerly Indian Hills Drive right-of-way line; thence Westerly, on an azimuth of 269°42', a distance of 27.00 feet, along the Southerly Indian Hills Drive right-of-way line, to the Point of Beginning;

AND, EXCEPT that part thereof described as follows:

Beginning at the Northwest corner of the described property, said corner being at the intersection of the Easterly right-of-way line of 90th Street and the Southerly right-of-way line of Indian Hills Drive; thence North 87°46'24" East (assumed bearing), along the Southerly right-of-way line of said Indian Hills Drive, a distance of 131.0 feet; thence South 84°55'48" West, a distance of 40.4 feet, to a point located 2.0 feet Southerly of, perpendicular measurement, the Southerly right-of-way line of said Indian Hills Drive; thence South 86°17'15" West, a distance of 38.3 feet, to a point located 3.0 feet Southerly of, perpendicular measurement, the Southerly right-of-way line of said Indian Hills Drive; thence South 87°46'24" West, parallel to the Southerly right-of-way line of said Indian Hills Drive, a distance of 35.9 feet, to the point of curvature of a 25.0 foot radius curve, concave to the Southeast, the chord of said curve bears South 67°10'10" West, a distance of 17.6 feet; thence Southwesterly, along said 25.0 foot radius curve, an arc distance of 18.0 feet, to a point on the Easterly right-of-way line of said 90th Street; thence North 02°03'32" West, along the Easterly right-of-way line of said 90th Street, a distance of 9.2 feet, to the Point of Beginning.

PARCEL 2: Part of the Northwest Quarter of the Northeast Quarter (NW¼ NE¼) of Section 22, Township 15 North, Range 12 East of the 6th P.M., in the City of Omaha, in Douglas County, Nebraska, more particularly described as follows:

Commencing at the Southwest corner of said Northeast Quarter of Section 12-15-12; thence North, along the West line of said Northeast Quarter, a distance of 1,915.2 feet; thence East, 60.0 feet, to the true Point of Beginning; thence continuing East, a distance of 220.0 feet; thence South, 241.2 feet; thence West, 247.0 feet, to a point 33.0 feet East of the West line of the said Northeast Quarter; thence Northeast, 242.85 feet, to the Point of Beginning.