



BK 2239 PG 134-134



DEED 2003 05201

RICHARD H. TAKECHI
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

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Stamp Tax
4/10/03
Date
3/22.00
By <i>mg</i>

WARRANTY DEED

DAN WITT BUILDERS, INC., a Nebraska corporation, GRANTOR, in consideration of One Dollar and No/100ths (\$1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby grants bargains, sells and conveys unto the GRANTEE, SPENCE TITLE SERVICES, INC., TRUSTEE, the following described real property in Douglas County, Nebraska:

Lots 148, 152, 154, 156, 158, 161, 163, 165, 166, 170 through 174, inclusive, *0J-08771*
and 428, Deer Creek, a Subdivision as surveyed, platted and recorded in
Douglas County, Nebraska;

c Lots 1 ~~and 2~~, Deer Creek Replat 7, formerly Lot 151, Deer Creek, a Subdivision *021-08791*
as surveyed, platted and recorded in Douglas County, Nebraska;

Lot 45, Centennial, a Subdivision as surveyed, platted and recorded in Douglas *0C-06081*
County, Nebraska;

Lots 166 and 251, Pacific Springs, a Subdivision as surveyed, platted and
recorded in Douglas County, Nebraska. *0C-29197*

GRANTOR covenants with GRANTEE that GRANTOR:

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

This conveyance is made pursuant to and subject to the terms and provisions of that certain Forbearance Agreement between GRANTOR and First National Bank of Omaha, dated March 26, 2003. This conveyance shall not constitute a merger of title regarding any encumbrance which exists with respect to the above-described property, including but not limited to those certain Deeds of Trust existing for the benefit of First National Bank of Omaha, and said Deeds of Trust and additional encumbrances, if any, shall remain in full force and effect subsequent to this conveyance.

Dated this 7 day of April, 2003.

Deed
19

See Above
FEE 1450 FB _____
BKP _____ C/O COMP *MB*
DEL _____ SCAN CR FV _____

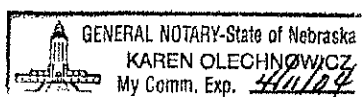
WITT BUILDERS, INC.

By: *[Signature]*

Daniel N. Witt, President

STATE OF NEBRASKA)
COUNTY OF DOUGLAS) ss.

The foregoing instrument was acknowledged before me this 7th day of April 2003 by Daniel N. Witt, President of Witt Builders, Inc., a Nebraska corporation, on behalf of the corporation.



[Signature]
Notary Public

#351244/Warranty Deed

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