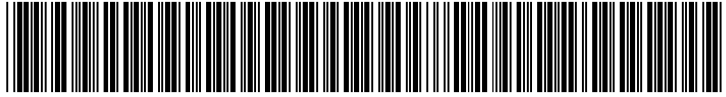




DEED 2011072253



AUG 25 2011 12:35 P 1

Nebr Doc Stamp Tax
08-25-2011 Date
\$ Ex005
By AH

Fee amount: 5.50
FB: 25-36790
COMP: AH

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
08/25/2011 12:35:51.00



2011072253

SPECIAL WARRANTY DEED

ST. JOSEPH TERRACE APARTMENTS, L.L.C., a Nebraska limited liability company, Grantor, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration, receipt of which is hereby acknowledged, conveys to ST. JOSEPH TOWER, L.L.C., a Nebraska limited liability company, Grantee, the following described real estate (as defined in Neb. Rev. Stat. §76-201) located in the City of Omaha, Douglas County, Nebraska:

Unit 2, St. Joseph High Rise Condominium Property Regime, a condominium regime organized under the laws of the State of Nebraska, in the City of Omaha, Douglas County, Nebraska, pursuant to Master Deed and Declaration of Covenants, Conditions and Restrictions and Reservations of Easements dated August 14, 1988 and recorded October 19, 1998, in Book 2104 at Page 216 of the Deed Records of Douglas County, Nebraska, as amended by First Amendment to the Master Deed and Declaration of Covenants, Conditions and Restrictions and Reservations of Easements dated June 1, 1999 and recorded July 13, 1999, in Book 1300 at page 150 of the Miscellaneous Records of Douglas County, Nebraska.

Grantor covenants with the Grantee that Grantor:

- (1) is lawfully seized of such real estate and that it is free from encumbrances except easements, reservations, covenants and restrictions of record;
- (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 by or through the Grantor.

Executed: August 25, 2011

ST. JOSEPH TERRACE APARTMENTS, L.L.C., a Nebraska limited liability company, Grantor

By: James B. O'Brien
James B. O'Brien, Manager

STATE OF NEBRASKA
COUNTY OF DOUGLAS

The foregoing instrument was acknowledged before me on August 25, 2011, by James B. O'Brien as Manager on behalf of ST. JOSEPH TERRACE APARTMENTS, L.L.C, a Nebraska limited liability company, Grantor.



Elizabeth A. Bucklin
Notary Public

- 41 -
10-112320

Return to:
James E. Lang
11718 Nicholas Street, #101
Omaha, NE 68154