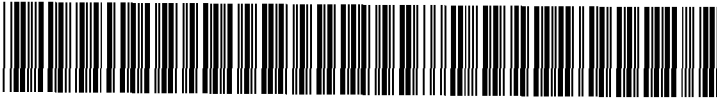


DEED 2014004656



JAN 21 2014 10:47 P 3

Nebr Doc Stamp Tax
01-21-2014 Date
\$2904.75
By MS

Fee amount: 22.00  
FB: OC-06110  
COMP: MS

Received - DIANE L. BATTIATO  
Register of Deeds, Douglas County, NE  
01/21/2014 10:47:00.00



SPECIAL WARRANTY DEED

192 CENTER STREET, L.L.C., a Nebraska limited liability company, GRANTOR, in consideration of One Dollar and other good and valuable consideration received from SAI PROPERTIES II, INC., a Nebraska Corporation, GRANTEE, conveys to GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lot 8, in CENTER RIDGE ~~REPLACEMENT~~<sup>JK</sup>, a Subdivision, as surveyed, platted and recorded in Douglas County, Nebraska.

GRANTOR covenants with GRANTEE that GRANTOR:

- (1) is lawfully seised of such real estate SUBJECT TO the permitted exceptions set forth on Exhibit "A" attached hereto and by this reference made a part hereof.
- (2) has legal power and lawful authority to convey the same; and
- (3) warrants and will defend title to the real estate against the lawful claims of all persons claiming the same or any part thereof through, by or under Grantor.

Executed this 15<sup>th</sup> day of January, 2014

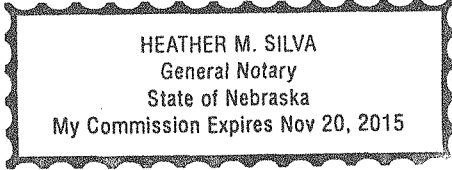
192 CENTER STREET, L.L.C., a Nebraska limited liability company

By: John A. Mabrey  
John A. Mabrey, Authorized Member

113717

STATE OF NEBRASKA    )  
  ) ss.  
COUNTY OF DOUGLAS    )

The foregoing instrument was acknowledged before me on January 15, 2014 by John A. Mabrey, as Authorized Member of 192 Center Street, L.L.C., a Nebraska limited liability company, for and on behalf of the company.



*Heather M. Silva*  
\_\_\_\_\_  
NOTARY PUBLIC

## EXHIBIT "A"

### Permitted Exceptions

1. Real estate taxes for the year 2013 due and payable but not yet delinquent.
2. Special taxes or assessments, including but not limited to those now pending, assessed or levied, not yet certified to the Office of the County Treasurer for collection at the date hereof.
3. The property lies within SID No. 512.
4. Covenants, conditions, restrictions contained in and easements granted by Declaration of Restrictions and Grant of Easements dated August 31, 2005 and recorded September 2, 2005, as Instrument No. 2005109724 of the Records of Douglas County, Nebraska.
  - a. Provisions for architectural control and approval of construction plans set forth therein.
  - b. Provisions for easements for utilities, drainage, water flow, storm sewer, sanitary sewer, water system, access, and service easements set forth therein.
  - c. Provisions for vehicular and pedestrian access easements set forth therein.
5. Easement granted to Metropolitan Utilities District of Omaha by Permanent Easement dated November 14, 2005 and recorded November 18, 2005, as Instrument No. 2005146697 of the Records of Douglas County, Nebraska, to lay, operate and maintain pipelines and appurtenances for the transportation of water on, over, under and through a portion of the Property.
6. Subject to sewer, drainage and landscaping easements, provisions and restrictions of Plat and Dedication, in Instrument No. 2005107486, Filed August 30, 2005.