

FILED SARPY CO. NE.
INSTRUMENT NUMBER
2006-39537

2006 NOV 22 A 10:56 8

Glenn J. Dowling
REGISTER OF DEEDS

NEBRASKA DOCUMENTARY
STAMP TAX
NOV 22 2006
\$ 618.75 By WD

COUNTER WD C.E. WD
VERIFY WD D.E. P
PROOF a
FEES \$ 6.00
CHECK # 64787
CHG _____ CASH _____
REFUND _____ CREDIT _____
SHORT _____ NCR _____

WARRANTY DEED

KNOW ALL MEN by these presents that, **Barbara H. Kroeger, Successor Co-Trustee of the Barbara H. Kroeger Trust, dated January 18, 1995**, herein called the grantor whether one or more, in consideration of One Dollar and other valuable consideration received from grantee, do hereby grant, bargain, sell, convey and confirm unto **Ochsner Enterprises**, herein called the grantee whether one or more, the following described real property in **Sarpy County, Nebraska**:

Lot 10 and 11, I-80 Industrial Park 2, Replat 1, a Subdivision, as surveyed, platted and recorded, Sarpy County, Nebraska.

To have and to hold the above described premises together with all tenements, hereditaments and appurtenances thereto belonging unto the grantee and to grantee's heirs and assigns forever.

And the grantor does hereby covenant with the grantee and with grantee's heirs and assigns that grantor is lawfully seized of said premises; that they are free from encumbrance **except covenants, easements and restrictions of record; all regular taxes and special assessments, except those levied or assessed subsequent to date hereof**; that grantor has good right and lawful authority to convey the same; and that grantor warrants and will defend the title to said premises against the lawful claims of all persons whomsoever.

Executed this 31st day of August, 2006

Barbara H Kroeger
Barbara H. Kroeger Successor Co-Trustee of the Barbara H. Kroeger Trust, dated January 18, 1995

STATE OF Nebraska
COUNTY OF Douglas

The foregoing instrument was acknowledged before me this 31 day of August, 2006 by Barbara H. Kroeger, Successor Co-Trustee of the Barbara H. Kroeger Trust, dated January 18, 1995.

Notary Public, State and County aforesaid

Kelly J. Mundt
Notary Signature

Kelly J. Mundt
Notary Printed Signature

My commission expires:

GENERAL NOTARY - State of Nebraska
KELLY J. MUNDT
My Comm. Exp. March 28, 2008

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L-163918
DANIELA TRISTE & COMPANY, P.C.