



DEED 2006055362



MAY 18 2006 09:23 P 1

Nebr Doc  
Stamp Tax

5-18-06  
Date

\$ 942.75

By *CD*

Prepared by LTS Title Services, 11207 West Dodge Road, Omaha, NE 68154  
Send Tax Statements to: Dana Altman, 2626 Harney Street, Omaha, NE, 68131

Received - DIANE L. BATTIATO  
Register of Deeds, Douglas County, NE  
5/18/2006 09:23:50.54

2006055362

### WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT, Daniel R. Templeton, <sup>a married person.</sup> ~~an individual~~, 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 ~~Dana Altman and/or assigns~~, herein called the Grantee whether one or more, the following described property: **\*\*Image Arts, LLC\*\***

Lots Seven (7) and Eight (8), Block Two (2), Capitol Hill, an addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska.

To have and to hold the above described premises together with al tenenments, hereditaments and appurtenances thereto belonging unto the Grantee and to the 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 encumbrances 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 right and lawful authority to convey same; and that Grantor warrants and will defend the title to said premises against the lawful claims of all persons whomsoever.

Dated: 4-18-06

*Daniel R. Templeton*  
Daniel R. Templeton

*Joyce Heier Templeton*  
Joyce Heier Templeton

*Deed*  
FEE 6.00 FB 16-09680  
BYP 1/2 C/O COMP  
DEL SCAN FV \_\_\_\_\_

STATE OF NEBRASKA  
COUNTY OF DOUGLAS

The foregoing instrument was acknowledged before me, this 18<sup>th</sup> day of April, 2006, by Daniel R. Templeton and Joyce Heier Templeton.

*Erin Teodoro*  
Notary Public

GENERAL NOTARY - State of Nebraska  
ERIN TEODORO  
My Comm. Exp. Nov. 21, 2006

FILE # 26030386

40) *65182*