



DEED 2008031819



APR 02 2008 13:09 P 1

Deed
FEE 6.00 FB 39-09840
1/2 DWP 21.1 C/O COMP MD
2 DEL

Nebr Doc
Stamp Tax
42-08
Date 50
\$ 1462.
By [Signature]

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
4/2/2008 13:09:38.06
2008031819

WARRANTY DEED

KNOW ALL MEN by these presents that, **Fred J. Renier and Ruth A. Renier, husband and wife**, 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 **WBAD-II DEVELOPMENT, LLC, a Nebraska Limited Liability Company**, herein called the grantee whether one or more, the following described real property in **Douglas County, Nebraska**:

*PIANO BUILDING, LLC

Lots 23 and 24, in Block 116, in DUNDEE PLACE, 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 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 19 day of March, 2008.

[Signature]
Fred J. Renier
[Signature]
Ruth A. Renier

STATE OF **Nebraska**

COUNTY OF **Douglas**

The foregoing instrument was acknowledged before me this 19 day of March, 2008 by Fred J. Renier and Ruth A. Renier, husband and wife.

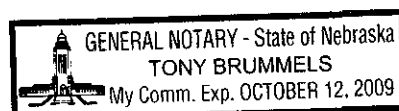
Notary Public, State and County aforesaid

[Signature]
Notary Signature

Tony Brummels
Notary Printed Signature

My commission expires:

Oct 12 2008



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