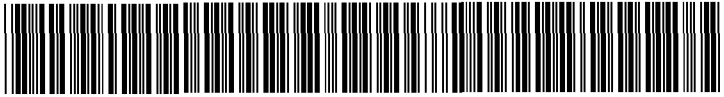




DEED 2013075857



JUL 26 2013 12:27 P 3

Nebr Doc Stamp Tax
07-26-2013 Date
\$2418.75
By MS

Fee amount: 22.00  
FB: 10-40605  
COMP: MS

Received - DIANE L. BATTIATO  
Register of Deeds, Douglas County, NE  
07/26/2013 12:27:22.00



2013075857

After Recording Return To: Missouri River Title, 11317 Davenport Street, Omaha, NE 68154

## PARTNERSHIP SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT Raymond J. Neary, also known as R. J. Neary and Mary E. Neary, Husband and Wife; Jeffrey J. Cooper and Mary N. Cooper, Husband and Wife, and Ellen R. Neary, A Single Person, being all of the General Partners of **NEARY-COOPER PARTNERSHIP, LLP**, A Nebraska Limited Liability Partnership, herein called the Grantor, whether one or more, in consideration of One Dollar and other valuable consideration received from Grantee, convey unto **PETER CIACCIO, TRUSTEE, OR HIS SUCCESSORS IN TRUST, UNDER THE CIACCIO LIVING TRUST DATED JUNE 1, 2007, AND ANY AMENDMENTS THERETO**, herein called the Grantee, the following described real estate (as defined in Neb. Rev. Stat. §76-201):

Lot 1, Walnut Hill Replat 7, an Addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska.

GRANTOR covenants (jointly and severally, if more than one) with GRANTEE and with GRANTEE'S heirs and assigns that GRANTOR:

- a. is lawfully seized of such real estate and that it is free from encumbrances, except easements, reservations, covenants and restrictions of record;
- b. has legal power and lawful authority to convey the same;
- c. warrants and will defend title to the real estate against the lawful claims of all persons claiming the same or any part thereof by, through, or under Grantor.

Dated this 24<sup>th</sup> day of July, 2013.

NEARY-COOPER PARTNERSHIP, LLP,  
A Nebraska Limited Liability Partnership

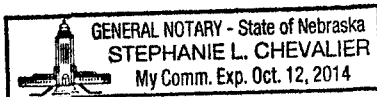
R. J. Neary  
By: R. J. Neary, General Partner

Mary E. Neary  
By: Mary E. Neary, General Partner

STATE OF Nebraska

COUNTY OF Douglas

The above and foregoing Partnership Special Warranty Deed was acknowledged, sworn to and executed before me this 24<sup>th</sup> day of July, 2013, by R.J. Neary and Mary E. Neary, Husband and Wife and two of the five General Partners of the Neary-Cooper Partnership, LLP, A Nebraska Limited Liability Partnership.



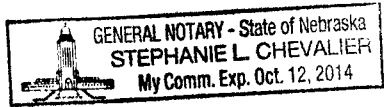
Stephanie L. Chevalier  
Notary Public

Ellen R. Neary  
By: Ellen R. Neary, General Partner

STATE OF Nebraska

COUNTY OF Douglas

The above and foregoing Partnership Special Warranty Deed, was acknowledged, sworn to and executed before me this 24<sup>th</sup> day of July, 2013, by Ellen R. Neary, A Single Person, and one of the five General Partners of the Neary-Cooper Partnership, LLP, A Nebraska Limited Liability Partnership.



Stephanie L. Chevalier  
Notary Public

*Jeffrey J. Cooper*  
By: Jeffrey J. Cooper, General Partner

*Mary N. Cooper*  
By: Mary N. Cooper, General Partner

STATE OF KANSAS

COUNTY OF JOHNSON

The above and foregoing Partnership Warranty Deed, was acknowledged, sworn to and executed before me this 24 day of July, 2013, by Jeffrey J. Cooper and Mary N. Cooper, Husband and Wife and two of the five General Partners of the Neary-Cooper Partnership, LLP, A Nebraska Limited Liability Partnership.

*Gail Martin*  
Notary Public

