



DEED 2007039476



APR 09 2007 14:23 P 3

Nebr Doc Stamp Tax
4.907
Date
\$29463.75
By CC

AFTER RECORDING, RETURN TO:

11402 EVANS OMAHA LLC
11402 Evans Street
Omaha, Nebraska 68164

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
4/9/2007 14:23:28.28



SPECIAL WARRANTY DEED

THIS DEED, made by **CONSOLIDATED CAPITAL PROPERTIES IV**, a California limited partnership (hereinafter referred to as "**Grantor**"), and **11402 EVANS OMAHA LLC**, an Iowa limited liability company (hereinafter referred to as "**Grantee**"), the words "**Grantor**" and "**Grantee**" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits.

WITNESSETH, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration, the receipt, adequacy, and sufficiency of which are hereby acknowledged by Grantor, Grantor conveys to Grantee, the real estate (as defined in Neb. Rev. Stat. 76-201) (the "**Real Estate**") described as follows:

SEE **EXHIBIT A** ATTACHED

Grantor covenants with Grantee that Grantor:

- is lawfully seized of such Real Estate and that it is free from encumbrances, covenants, conditions, restrictions, claims or other outstanding rights except for the easements, covenants and restrictions of record.
- has legal power and lawful authority to convey the same; and
- 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.

3/16 *Deed*
FEE *13.00* FB *Suback*
BKP _____ C/O _____ COMP *g*
DEL _____ SCAN _____ FV _____

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✓ 42767

✓ 42768

SPECIAL WARRANTY DEED
LAKE FOREST (005731 - OMAHA, NE)

30

This Special Warranty Deed is executed this 3 day of April, 2007.

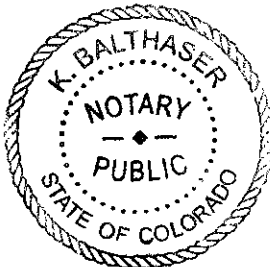
CONSOLIDATED CAPITAL PROPERTIES IV,
a California limited partnership

By: ConCap Equities, Inc.,
a Delaware corporation
its general partner

By: [Signature]
Name: Kristina D. Vercauteren
Title: Vice President

STATE OF COLORADO)
) ss.
CITY AND COUNTY OF DENVER)

The foregoing instrument was acknowledged before me on the 23 day of March, 2007 by Kristina D. Vercauteren, as Vice President of ConCap Equities, Inc., a Delaware corporation, as general partner of CONSOLIDATED CAPITAL PROPERTIES IV, a California limited partnership, on behalf of the partnership.



My commission expires 6/24/2010

[Signature]
Notary Public
My commission expires: 2/24/2010

-SIGNATURE AND NOTARY PAGE-

SPECIAL WARRANTY DEED
LAKE FOREST (005731 - OMAHA, NE)

EXHIBIT A

LEGAL DESCRIPTION OF LAKE FOREST APARTMENTS

DOUGLAS COUNTY, NEBRASKA

Parcel I

63-21480

Lots 1, 2, 3 and 10, Lake Forest Estates Replat, a Subdivision, as surveyed, platted and recorded in Douglas County, Nebraska.

Less and Except:

Part of Lot 3, Lake Forest Estates Replat, a Subdivision as surveyed, platted and recorded, more particularly described as follows:

Beginning at the Northwest corner of Lot 3, Lake Forest Estates Replat, thence east along the northerly property line of Lot 3, a distance of 20 feet; thence southeasterly along a line parallel to the westerly property line of Lot 3, a distance of 20 feet; thence southwesterly along a line parallel to the northerly property line of Lot 3, a distance of 20 feet, more or less, to a point on the westerly property line of Lot 3; thence northwesterly along the westerly property line of Lot 3, to the point of beginning.

ALSO less and except:

Part of Lot 3, Lake Forest Estates Replat, a Subdivision, as surveyed, platted and recorded, more particularly described as follows:

Beginning at the Northeast corner of Lot 3, Lake Forest Estates Replat, thence south along the easterly property line of Lot 3, a distance of 20 feet; thence west along a line parallel to the northerly property line of Lot 3, a distance of 20 feet; thence northerly along a line parallel to the easterly property line of Lot 3, a distance of 20 feet, more or less, to a point on the northerly property line of Lot 3; thence easterly along the northerly property line of Lot 3, to the point of beginning.

Parcel II

Lot 1, Lake Forest Estates, Douglas County, Nebraska

63-21460

Parcel III

Lots 15 through 25 inclusive, Lake Forest Estates Replat, Douglas County, Nebraska

63-21480-

-EXHIBIT A-

SPECIAL WARRANTY DEED
LAKE FOREST (005731 – OMAHA, NE)