



DEED 2005043959



APR 19 2005 13:09 P 3

Nebr Doc
Stamp Tax
<u>4/19/05</u>
Date
\$ <u>17,000.00</u>
By <u>DK</u>

Received - DIANE L. BATTIATO  
Register of Deeds, Douglas County, NE  
4/19/2005 13:09:18.00



2005043959

SPECIAL WARRANTY DEED

1905 HARNEY STREET, LLC, a Colorado limited liability company, GRANTOR, in consideration of Two Dollars and other good and valuable consideration received from GRANTEE, APPLIED INFORMATION MANAGEMENT INSTITUTE, a Nebraska nonprofit corporation, conveys to GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

See Exhibit "A" attached hereto.

GRANTOR does hereby covenant with the GRANTEE and with GRANTEE'S successors and assigns: (i) said real estate is free from encumbrances except covenants, easements and restrictions of record and except for encumbrances or encroachments that a survey of the property would disclose; (ii) that said real estate is free from all regular taxes and special assessments, except those levied or assessed subsequent to the date hereof and except regular taxes levied for the tax years 2004 and 2005; and (iii) the individual executing this Special Warranty Deed on behalf of GRANTOR has lawful authority to execute the same. GRANTOR warrants and will defend the title to the real estate against the lawful claims of all persons claiming the same or any part thereof through, by or under GRANTOR.

[SIGNATURE APPEARS ON FOLLOWING PAGE]

Deed  
③K  
18.

03-80000 - City Lots  
23-21000 - Kountze

FL. 24.00 FB 23-21000-Kountze  
BKP \_\_\_\_\_ C/O \_\_\_\_\_ COMP 800  
DET \_\_\_\_\_ SCAN \_\_\_\_\_ FV \_\_\_\_\_

4/26/05 (16)

Executed April 14, 2005

1905 HARNEY STREET, LLC, a Colorado limited liability company

By: Hampton Partners Investments, LLC, a Colorado limited liability company, Its Manager

By: Jeffrey S Robinson

Its: Manager

STATE OF COLORADO )  
 )s.s.  
COUNTY OF Denver )

The foregoing instrument was acknowledged before me on April 14, 2005 by Jeffrey Stephen Robinson, as Manager of Hampton Partners Investments, LLC, a Colorado limited liability company, the manager of 1905 Harney Street, L.L.C., a Colorado limited liability company, for and on behalf of the company.

Parichehr M. Shariat  
NOTARY PUBLIC

My Commission expires: 9/27/08



EXHIBIT "A"

LEGAL DESCRIPTION

Lots 1, 2, 24, and 25, in Replat of Block 3, in E. KOUNTZE RESERVE, an Addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska,

and;

That part of Lots 1, 2, and 3, in Block 251 1/2 in the ORIGINAL CITY OF OMAHA, as surveyed and lithographed, in Douglas County, Nebraska, together with part of vacated Harney Street, vacated 19th Street and the vacated alley adjacent to said Lots 1, 2 and 3, all more particularly described as follows:

Beginning at a point in the present established west line of 19th Street distant 20.44 feet East of the Southeast corner of Lot 3, said Block; thence Northerly along and with the present established West line of 19th Street and distant 20.44 feet East of the East line of Lots 1, 2, and 3, said Block, 140 feet to its intersection with the present established South line of Harney Street; thence West along and with the present established South line of Harney Street, thence West along an with the present established South line of Harney Street, which line is parallel with and distant 0.68 feet North of the North line of Lot 1 of said Block, 152.65 feet to its intersection with present established East line of an alley running in a North and South direction through said Block; thence south along and with the present established East line of said alley, which line is parallel with and distant 0.81 feet West of the West lines of Lots 1, 2 and 3, in said Block 140.85 feet to a point; thence East 0.81 feet to the Southwest corner of Lot 3 in said Block; thence East along and with the South line of said Lot 3 and its prolongation East, 151.19 feet to the Place of Beginning;

and;

Lots 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, and 18, in Replat of Block 3, E. KOUNTZE RESERVE, an Addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska, except that part of Lots 12 and 13 heretofore taken by the City of Omaha for the widening of St Mary's Avenue; together with an easement and right to continue to use the South wall of the building adjoining on the North of said Lots 8 and 18, reserved in that certain Warranty Deed filed September 3, 1959, in Book 1071 at Page 631 in the Office of the Register of Deeds of Douglas County, Nebraska.