

DEED 2004004613



JAN 12 2004 14:05 P 2

1-12-04
Date
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By *CD*

Received - RICHARD TAKECHI
Register of Deeds, Douglas County, NE
1/12/2004 2:05:58 PM



2004004613

PARTNERSHIP WARRANTY DEED

THE GRANTOR, Arbor III Limited Partnership, a Nebraska Limited Partnership in consideration of **One Dollar and other valuable consideration**, receipt of which is hereby acknowledged, hereby conveys to **J & J Arbor III, LLC**, the following described real estate (as defined in Neb. Rev. Stat. 76-201) in DOUGLAS County, Nebraska:

The East 200 feet of Lots One (1) and Two (2), Block Eleven (11), Happy Hollow View, an Addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska.

THE GRANTOR covenants with GRANTEES that GRANTOR:

- (1) is lawfully seized of such real estate that it is free from encumbrances subject to easements, reservations, covenants and restrictions of record, and subject to all regular taxes and special assessments.
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend the title to the real estate the lawful claims of all persons.

Executed this 7 day of Jan, 2004

Arbor III Limited Partnership, a Nebraska Limited Partnership

L. Paul Comeau
By **L. Paul Comeau, General Partner**

Michael J. Hogan
By **Michael J. Hogan, General Partner**

Dr. Bernard Comeau
By **Dr. Bernard Comeau, General Partner**

Deed 1100 60-15100

FEE _____ FB _____

BKP _____ C/O _____ COMP *MB*

DEL 82 SCAN _____

STATE OF ARIZONA
COUNTY OF MARICOPA

The foregoing instrument was acknowledged before me this 7th day of JANUARY, 2004 by **Arbor III Limited Partnership, a Nebraska Limited Partnership, by Dr Bernard Comeau, General Partner.**

[Signature]
Notary Public




Return To:
Jim Coury
15911 Burt St
Omaha NE 68118
0228162

9331 -



STATE OF NEBRASKA
COUNTY OF DOUGLAS


The foregoing instrument was acknowledged before me this 8th day of
January, 2004 by Arbor III Limited Partnership, a Nebraska
Limited Partnership by, L. Paul Comeau, General Partner


Notary Public



STATE OF NEBRASKA
COUNTY OF DOUGLAS

The foregoing instrument was acknowledged before me this 8th day of
January, 2004 by Arbor III Limited Partnership, a Nebraska
Limited Partnership by, Michael J Hogan, General Partner


Notary Public

