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2007 NOV 30 P 12:07

*Glenn J. Dowling*  
REGISTER OF DEEDS

Prepared by and when  
recorded return to:  
Brian C. Eades, Esq.  
Kutak Rock LLP  
1650 Farnam Street  
Omaha, Nebraska 68102

**SPECIAL WARRANTY DEED**

UTF OMAHA LLC, a Delaware limited liability company ("Grantor"), whose address is 701 Brickell Avenue, Suite 1300, Miami, Florida 33131, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration received from RUSSELL D. JETER, AS TRUSTEE OF THE R. JETER FAMILY TRUST UNDER TRUST AGREEMENT DATED JANUARY 29, 1999 ("Grantee"), whose address is 1004 Commercial Avenue #1112 Anacortes, WA 98221, conveys to Grantee the following described real estate (as defined in Neb. Rev. Stat. § 76-201):

NT-COM

See Exhibit "A" attached hereto and incorporated herein

Grantor covenants with Grantees that Grantor:

- (1) is lawfully seised of such real estate and that it is free from encumbrance, subject to easements, covenants, conditions, restrictions, and agreements of record as of the date hereof;
- (2) Has legal power and lawful authority to convey the same; and
- (3) 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.

A

Executed this 16 day of November, 2007

GRANTOR

UTF OMAHA LLC, a Delaware limited liability company

By: United Trust Fund Limited Partnership, a Delaware limited partnership, its sole member

By: United Trust Fund, Inc., a Florida corporation, its sole general partner

By: *Fred Berliner*  
Fred Berliner  
Senior Vice President

STATE OF FLORIDA     )  
                                  ) ss.  
COUNTY OF DADE     )

The foregoing instrument was acknowledged before me on November 14, 2007 by Fred Berliner, Senior Vice President of United Trust Fund, Inc., the general partner of United Trust Fund Limited Partnership, the sole member of UTF Omaha LLC, on behalf of the corporation, the limited partnership and the limited liability company.

*Patricia Winer*  
Signature of Notary

\_\_\_\_\_  
My Commission Expires



2007-35720B

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

Lot One (1), Hilltop Industrial Park Replat 4, a Subdivision in Sarpy County, Nebraska, more particularly described as follows:

Beginning at the NE corner of said Lot 1; thence South (assumed bearing) 590.00 feet on the East line of said Lot 1 to the SE corner thereof; thence West 588.83 feet on the South line of said Lot 1 to the SW corner thereof; thence N 00° 37' 17" W 590.03 feet on the West line of said Lot 1 to the NW corner thereof; thence East 595.23 feet on the North line of said Lot 1 to the point of beginning.