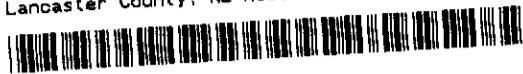


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NORTHVIEW

Inst # 2011058874 Fri Dec 30 15:49:40 CST 2011  
Filing Fee \$577 00 Stamp Tax \$571 50 cporac  
Lancaster County, NE Assessor/Register of Deeds Office WDEED  
Pages 1



WARRANTY DEED

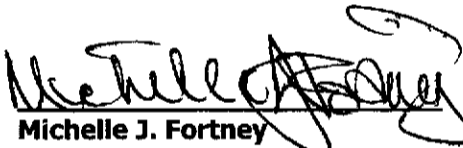
Michelle J. Fortney and Martin R. Fortney, wife and husband, GRANTOR, whether one or more, in consideration of One Dollar and other good and valuable consideration received from **GRANTEE, R.I.P., Inc., a Nebraska Corporation**, conveys to **GRANTEE**, the following-described real estate (as defined in Neb. Rev. Stat. 76-201).

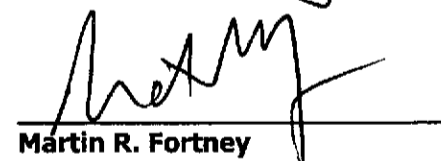
Lot One (1), Block One (1), Northview 4th Addition, Lincoln, Lancaster County, Nebraska.

GRANTOR covenants with GRANTEE that GRANTOR:

- (1) is lawfully seised of such real estate and that it is free from encumbrances, **except** for any easements and restrictions now of record;
- (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.

Executed on this 29 day of December, 2011

  
Michelle J. Fortney

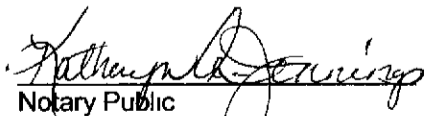
  
Martin R. Fortney

State of Nebraska

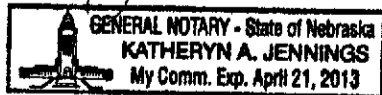
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County of Lancaster

The foregoing instrument was acknowledged before me this 29 day of December, 2011 by **Michelle J. Fortney and Martin R. Fortney, wife and husband.**

  
Notary Public

6062791



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7 NORTHVIEW 3

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Lancaster County, NE Assessor/Register of Deeds Office WDEED  
Pages 1



CORPORATION WARRANTY DEED

Regal Building Systems, Inc., a Nebraska corporation, GRANTOR, whether one or more, in consideration of One Dollar and other good and valuable consideration received from GRANTEE, R.I.P., Inc., a Nebraska Corporation, conveys to GRANTEE, the following-described real estate (as defined in Neb. Rev. Stat. 76-201).

Outlot A, Block One (1), Northview 3rd Addition, Lincoln, Lancaster County, Nebraska.

GRANTOR covenants with GRANTEE that GRANTOR:

- (1) is lawfully seised of such real estate and that it is free from encumbrances, **except** for any easements and restrictions now of record;
- (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.

Executed on this 29 day of December, 2011

Regal Building Systems, Inc., a Nebraska corporation

By Dan Klein  
Dan A. Klein, President

State of Nebraska

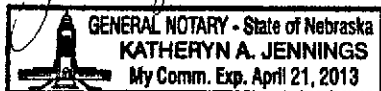
§

County of Lancaster

The foregoing instrument was acknowledged before me this 29 day of December, 2011 by Dan A. Klein, President of Regal Building Systems, Inc., a Nebraska corporation, on behalf of the corporation.

Katheryn A. Jennings  
Notary Public

6062791



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Northview 4  
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Pages 2



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**CITY OF LINCOLN, NEBRASKA  
QUITCLAIM DEED**

The Grantor, **City of Lincoln, Nebraska, a municipal corporation**, organized and existing under and by virtue of the laws of the State of Nebraska, in consideration of the sum of One Thousand Two Hundred Dollars (\$1,200.00) and other valuable consideration received from Grantee, does quitclaim, grant, bargain, sell, convey, and confirm unto **R.I.P., Inc. a Nebraska Corporation**, herein called the Grantee, the following described real property in Lincoln, Lancaster County, Nebraska:

The Timothy Court right-of-way stub extending east of the east line of North 24th Street between Superior and Dodge Streets, abutting Lot 1, Block 1, Northview 4th Addition, Lincoln, Lancaster County, Nebraska, as vacated by Ordinance No. 17688, passed by the Lincoln City Council on June 26, 2000.

Grantor hereby excepts and reserves in perpetuity to itself and to any person, firm, or corporation, public or private, lawfully engaged in a utility operation, their successors and assigns, easements for and rights of access to any and all existing water service and gas service utilities in, through, over, upon or under the above described premises. Said exceptions and reservations apply to the entire width and length of said premises and include, but are not limited to, the right to construct, reconstruct, operate, maintain, repair, replace, and remove such utilities, including mains, meters, pipes, and all appurtenances thereto. No building or structure shall be constructed or used so as to interfere in any manner with any of the aforesaid exceptions and reservations, unless Grantee: (1) bears the cost of relocating such utilities to the extent that such relocation is necessitated by such construction or use; and (2) obtains and provides at Grantee's expense the easements and rights of access required by reason of any such relocation, whether such relocation be upon any property owned by Grantee or upon any property owned by any persons other than Grantee; provided, of course, that this shall not prohibit affected utility operations from agreeing to bear any or all of the foregoing expense.

To have and to hold the above described premises together with all tenements, hereditaments, and appurtenances thereto belonging unto the Grantee and to Grantee's successors and assigns forever.

In witness whereof, Grantor has hereunto caused its corporate seal to be affixed and these presents signed by its Mayor.

Dated this 22<sup>nd</sup> day of May, 2012.

ATTEST:

CITY OF LINCOLN, NEBRASKA,  
a municipal corporation

Jan E. Rose  
City Clerk



Chris Beutler  
Chris Beutler, Mayor

STATE OF NEBRASKA     )  
  ) SS:  
COUNTY OF LANCASTER    )

The foregoing instrument was acknowledged before me this 22<sup>nd</sup> day of May, 2012, by Chris Beutler, Mayor of the City of Lincoln, Nebraska.



Sandy L. Dubas  
Notary Public