

RECORDED August 23, 2011 AT 9:57 AM.

BOOK 572 PAGE(S) 1025-1026

Karen A. Madsen

REGISTER OF DEEDS

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| NEBRASKA DOCUMENTARY | |
| STAMP TAX | |
| Date | August 23, 2011 |
| \$ Exempt # | 5 By <u> </u> |

FILED

2011 AUG 23 AM 9:57

KAREN A. MADSEN
WASHINGTON COUNTY
REGISTER OF DEEDS
BLAIR, NE

- Recorded
- General
- Numerical
- Photostat
- Proofed
- Scanned

WARRANTY DEED

KNOW ALL ME by these presents, that Beverly J. Dawson, a single person, herein called the grantor, whether one or more, in consideration of the sum of One Dollar (\$1.00) and other valuable consideration received from grantee, does hereby grant, bargain, sell, convey and confirm unto the 1202 Court Street Apartments, LLC, a Nebraska Limited Liability Company, herein called the grantee, whether one or more, the following described real property in Washington County, Nebraska:

Lot Eight (8), Block Fifty-Two (52) EXCEPT the West 15.65 feet of the South 65.5 feet thereof in the City of Fort Calhoun, Washington County, Nebraska, and that portion of vacated Twelfth Street immediately adjacent to the East side of Lot 8, AND that portion of Lot 7 described as follows: Commencing at the Northwest corner of Lot 7, in Block 52, in the City of Fort Calhoun, Washington County Nebraska; thence East on the North line of said Lot 7 a distance of 24 feet to the point of beginning; thence continuing East a distance of 42.25 feet to the Northeast corner of Lot 7; thence South along the East line of Lot 7 a distance of 84.0 feet; thence West along a line parallel to the North line of said Lot 7 a distance of 19.25 feet; thence Northwesterly 50.0 feet to a point 24.0 feet East of the West line of said Lot 7; thence North along a line parallel to the East line of said Lot 7 to the point of beginning; TOGETHER with half vacated alley adjacent and adjoining said Lots 7 and 8, Block 52 on the North.

Commonly known as: 1202 Court Street, Fort Calhoun, Nebraska 68023

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 heirs and assigns forever.

And the grantor does hereby covenant with the grantee and with grantee's heirs and assigns that grantor is lawfully seized of said premises; that they are free from encumbrance except covenants, easements and restrictions of record; all regular taxes and special assessments, except those levied or assessed subsequent to the date hereof; that grantor has good right and lawful authority to convey the same; and that grantor warrants and will defend the title to said premises against the lawful claims of all persons whomsoever.

Executed this 9 day of ^{Aug}~~July~~, 2011.

By: Beverly J. Dawson
Beverly J. Dawson

STATE OF NEBRASKA)
: ss.
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me this 9 day of ^{August}~~July~~, 2011.

[Signature]
Notary Public

GENERAL NOTARY-State of Nebraska
JAMES R. SACOMAN
My Comm. Exp. Feb. 6, 2012

PREPARED BY:

James R. Sacoman

Attorney at Law

2580 South 90th Street

Omaha, NE 68124-2092