

#3455

NEBRASKA DOCUMENTARY
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JUN 07 2006

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RE- FILED
CASS COUNTY, NE.

2006 JUN -7 AM 10:35

BK 185 OF Deeds PG 741
PATRICIA MEISINGER *ly*
REGISTER OF DEEDS

Doc # 3455 \$10.50

COMPARED

AREA ABOVE TO BE USED FOR RECORDING INFORMATION BY THE
CASS COUNTY REGISTER OF DEEDS OFFICE
PURSUANT TO REVISED STATUTE OF NEBRASKA SECTION 1. 23-1503.01
LB 288, 1995

12-10-09

NEBRASKA DOCUMENTARY
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FILED
CASS COUNTY, NE.

APR 26 2006

2006 APR 26 PM 2:21

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BK1850FD PG 535
PATRICIA WEISINGER
REGISTER OF DEEDS
#2567 2500

CORPORATE SURVIVORSHIP WARRANTY DEED COMPARED

KNOW ALL MEN BY THESE PRESENTS That RUBIN COMPANY, L.L.C., F/K/A RUBIN DEVELOPMENT COMPANY in consideration of One Dollar and other valuable consideration received from grantee, does grant, bargain, sell, convey and confirm unto TINCHER INVESTMENTS CO., INC. as joint tenants with right of survivorship, and not as tenants in common, the following described real property in CASS County, Nebraska:

A FRACTION OF SUBLLOT 2 OF LOT 65 LOCATED IN THE SW1/4 OF THE SW1/4 OF SEC. 12, T12N, R13 E. OF THE 6TH P.M., CASS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: REFERRING TO THE SW CORNER OF THE SW1/4 SW1/4; THENCE N 89°50'49" E, (ASSUMED BEARING), ALONG THE SOUTH LINE OF THE SW1/4, A DISTANCE OF 823.40' TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF STATE HIGHWAY NO. 75; THENCE N 01°25'25" W, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 459.14' TO THE TRUE POINT OF BEGINNING; THENCE N 89°10'05" E, A DISTANCE OF 237.57'; THENCE N 01°49'00" W, A DISTANCE OF 442.62' TO A POINT ON THE SOUTH LINE OF FULTON AVENUE; THENCE N 89°57'32" W, A DISTANCE OF 234.60' TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF STATE HIGHWAY NO. 75; THENCE S 01°25'26" E, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 446.15' TO THE POINT OF BEGINNING, SAID DESCRIBED TRACT CONTAINS 2.41 ACRES, MORE OR LESS.

To have and to hold the above described premises together with all tenements, hereditaments, appurtenances and reservations thereto belonging unto the grantees and to their assigns, or to the heirs and assigns of the survivor of them forever.

And the grantor does hereby covenant with the grantees and with their assigns and with the heirs and assigns of the survivor of them 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 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.

It is the intention of all parties hereto that in the event of the death of either of the grantees, the entire fee simple to the real estate shall vest in the surviving grantee.

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

Dated: 24 abril 2006, _____

RUBIN COMPANY, L.L.C., F/K/A
RUBIN DEVELOPMENT COMPANY

by: Tammy Y. Abramowitz
TAMMY Y. ABRAMOWITZ, SECRETARY/
TREASURER

STATE OF
COUNTY OF

The foregoing instrument was acknowledged before me this 24th day of April, 2006 by TAMMY Y. ABRAMOWITZ, SECRETARY/TREASURER, RUBIN COMPANY, L.L.C., F/K/A RUBIN DEVELOPMENT COMPANY on behalf of the corporation.

Linda A. Ditzel
Notary Public
LINDA A. DITZEL
PUBLIC OF NEW JERSEY
Commission Expires 6/19/09

X