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SURVIVORSHIP WARRANTY DEED

KNOW THAT ALL MEN BY THESE PRESENTS THAT Highlands Townhomes, LLC, a Nebraska Limited Liability Company, herein called the grantor whether one or more, in consideration of **One Dollar and other valuable consideration** received from grantees, do hereby bargain, sell, convey, and confirm unto **Annette Baltz and Nicholas Baltz, wife and husband**

as joint tenants with right of survivorship, and not as tenants in common, the following described real property in LANCASTER County, Nebraska:

Lot Two (2), Block Four (4), Highlands Townhomes, Lancaster County, Nebraska

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

And the grantor does hereby covenant with the grantees and 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 any 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 title to the real estate shall vest in the surviving grantee.

Executed Aug 4th, 2008.

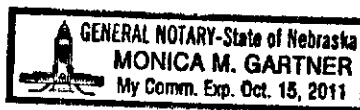
Highlands Townhomes, LLC, a Nebraska Limited Liability Company

Breck C. Collingsworth
By Breck C. Collingsworth, Member

STATE OF NEBRASKA
COUNTY OF LANCASTER

The foregoing instrument was acknowledged before me this 4th day of August, 2008 by Breck C. Collingsworth, Member, Highlands Townhomes, LLC, a Nebraska Limited Liability Company.

Monica M. Gartner
Notary Public



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