

DEED 2007112722



OCT 03 2007 12:06 P 2

Nebr Doc Stamp Tax
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Date
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Deed 10⁵⁰
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Received - DIANE L. BATTIATO

Register of Deeds, Douglas County, NE

10/3/2007 12:06:18.40



2007112722

SPECIAL WARRANTY DEED

SPENCE ACCOMMODATION XIX, L.L.C., a Nebraska limited liability company, GRANTOR, in consideration of Two Dollars and other good and valuable consideration received from GRANTEE, WESTCHESTER CAPITAL, LLC, a Nebraska limited liability company, conveys to GRANTEE, the following described real estate, (as defined in Neb. Rev. Stat. § 76-201):

SEE ATTACHED EXHIBIT "A"

GRANTOR covenants with GRANTEE that GRANTOR


- 1) is lawfully seized of such real estate and that it is free from encumbrances, except easements, reservations, covenants and restrictions 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 claiming the same or any part thereof through, by or under Grantor.

Executed: September 27, 2007

SPENCE ACCOMMODATION XIX, L.L.C.,

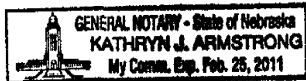
A Nebraska limited liability company

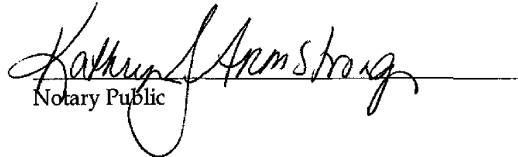
By: Spence Exchange Company,
a Nebraska corporation, Member

By: 
 Janet J. Clark, President

State of Nebraska, County of Douglas -- ss.

The foregoing Special Warranty Deed was acknowledged before me on September 27, 2007, by Janet J. Clark, as President of Spence Exchange Company, as the sole member of Spence Accommodation XIX, L.L.C., a Nebraska limited liability company, for and on behalf of the company.




 Kathryn J. Armstrong
 Notary Public

KRAS 1

133758

EXHIBIT "A"
LEGAL DESCRIPTION

A tract of Land in the Northeast Quarter of Section 2, Township 14 North, Range 12 East of the 6th P.M., in the City of Omaha, in Douglas County, Nebraska, more particularly described as follows:

Commencing at the Northeast Corner of the Northeast Quarter of Section 2, T14N, R12E, of the 6th P.M., which point is also on the centerline of "F" Street and 72nd Street in Omaha, Nebraska; thence West 1,578.0 feet, along the North line of the Northeast Quarter of said Section 2, which line is also the centerline of "F" Street; thence South 00°10' East, 1,415.00 feet, to the Point of Beginning, which point is on the East line of 76th Street; thence South 00°10' East, 200 feet, along the East line of 76th Street; thence Due East, 373.57 feet; thence, along a curve whose radius is approximately 288 feet and whose arc is 30 feet from the centerline of the railroad track, a distance of 37.90 feet; thence North 8°21' West, a distance of 137.54 feet; thence, along a curve whose radius is 458.38 feet, a distance of 26.29 feet; thence due West a distance of 347.67 feet, to the Point of Beginning.