



DEED 2010020010



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FEE	5.70	FB	58-20120
BKP		C/O	COMP
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Received - DIANE L. BATTIATO  
Register of Deeds, Douglas County, NE  
3/8/2010 11:18:44.24



2010020010

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**TRUSTEE WARRANTY DEED**

THIS INDENTURE, Made this 22<sup>nd</sup> day of December, 2009, between Suzanne C. Knudsen, as Trustee of the Dennis J. Knudsen Estate Conservation Trust created the 28th day of April, 2009, party of the first part ("GRANTOR"), and Knudsen Holdings, LLC, a State of Nebraska limited liability company, party of the second part ("GRANTEE").

WITNESSETH, that the GRANTOR, for Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has conveyed, and by these presents does convey unto such GRANTEE, all of the real estate (as defined in Neb. Rev. Stat. 76-201), together with all and singular the hereditaments thereunto belonging, described as follows:

THE DENNIS J. KNUDSEN ESTATE CONSERVATION TRUST'S UNDIVIDED ONE-HALF (1/2) INTEREST IN:

The North 469.3 feet of the South 502.3 feet of the East 156 feet of the West 433.7 feet, plus the North 269.3 feet of the South 502.3 feet of the East 104.2 feet of the West 277.7 feet of Lot 55, Keystone Park Addition, an Addition to the City of Omaha, as surveyed, platted and recorded, in Douglas County, Nebraska, except that part conveyed to the State of Nebraska by Warranty Deed filed July 2, 1969, in book 1387 at page 43; and except that part conveyed to the State of Nebraska by Warranty Deed filed in book 1382 at page 567 of the Deed of Records of Douglas County, Nebraska.

GRANTOR covenants with the GRANTEE that GRANTOR:

- (1) is lawfully seized of such real estate and that said real estate is free from all encumbrances, subject to easements, reservations, covenants and restrictions of record;
- (2) has legal power and lawful authority to convey the same; and
- (3) warrants and will defend the title to the real estate against the lawful claims of all persons claiming the same or any part thereof by, through or under GRANTOR:

Executed this 22<sup>nd</sup> day of December, 2009.

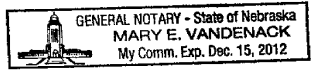
*Suzanne C. Knudsen*  
 \_\_\_\_\_  
 Suzanne C. Knudsen, Trustee

STATE OF NEBRASKA            )  
   ) ss.  
 COUNTY OF DOUGLAS        )

Before me, a notary public qualified for said county, personally came Suzanne C. Knudsen, as Trustee of the Dennis J. Knudsen Estate Conservation Trust created the April 28, 2009, known to me to be the identical person who signed the foregoing instrument as GRANTOR and acknowledged the execution thereof to be her voluntary act and deed.

Witness my hand and notarial seal on this 22nd day of December, 2009.

[AFFIX SEAL]



*Mary E. Vandennack*  
 \_\_\_\_\_  
 Notary Public

Prepared by and return to:

Mary E. Vandennack, Esq.  
 Parsonage Vandennack Williams LLC  
 5332 S. 138<sup>th</sup> St., Ste. 100  
 Omaha, NE 68137  
 100887

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