



Upon Recording Return to:  
Seacrest & Kalkowski, PC, LLO  
1111 Lincoln Mall, Suite 350  
Lincoln, NE 68508

### SPECIAL WARRANTY DEED

Mark W. Suleiman, an individual ("Grantor"), in consideration of Ten and No/100 Dollars (\$10.00) and other valuable consideration received from Suleiman 12th & Q, LLC, a Nebraska limited liability company ("Grantee"), quitclaims and conveys to Grantee the following described real estate (as defined in Neb. Rev. Stat. § 76-201):

Unit B, Twelfth and Que Condominium, Lincoln, Lancaster County, Nebraska; according to the declaration recorded September 5, 1997 as Instrument Number 97-36526 in the records of Lancaster County.

Grantor covenants with Grantee that Grantor:


1. is lawfully seized of such real estate and that it is free from encumbrances except (a) easements, covenants, and restrictions of record; (b) the Real Estate Deed of Trust, dated 8-8-2013, between Suleiman Holdings, Inc. ("Trustor"), Cornhusker Bank ("Trustee") and Cornhusker Bank ("Beneficiary"), recorded as Instrument Number 2013029188 on June 7, 2013 in the Lancaster County Register of Deeds Office and the Assignment of Leases and Rents, dated 6-6-2013, between Trustor as Assignor and Trustee/Beneficiary as Lender, recorded as Instrument Number 2013029189 on June 7, 2013 in the Lancaster County Register of Deeds Office; Modification of Deed of Trust, dated 11-25-2013 between Trustor, Trustee and Beneficiary, recorded as Instrument Number 2014046663 on December 4, 2014 in the Lancaster County Register of Deeds Office (collectively "Cornhusker Bank Loan"); and (c) and any and all loans made by Grantee to Grantor and security agreements and collateral agreements securing said loans made by Grantor to Trustor (individually and collectively referred to as "Suleiman Loan"). By delivery and acceptance of this Special Warranty Deed the Grantee agrees to accept the assignment of said Cornhusker Bank Loan and Suleiman Loan and Grantee agrees to assume and perform said Cornhusker Bank Loan and Suleiman Loan;

2. has the legal power and lawful authority to convey the same;

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 as of this 28<sup>th</sup> day of January 2015.

"Grantor"

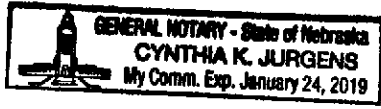
  
Mark W. Suleiman, an individual

7/10  
19TH/20

STATE OF NEBRASKA            )  
  ) ss.  
COUNTY OF LANCASTER        )

The foregoing instrument was acknowledged before me this 28 day of January, 2015, by Mark W. Suleiman, an individual.

(Seal)



*Cynthia K. Jurgens*  
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Notary Public