



DEED 2013113432



NOV 12 2013 14:19 P 4

Nebr Doc Stamp Tax
11-12-2013 Date
\$2700.00
By BW

Fee amount: 28.00
FB: 22-20980
COMP: BW

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
11/12/2013 14:19:43.00



2013113432

SPECIAL WARRANTY DEED

KNOW ALL BY THESE PRESENTS:

THAT, FLATIRON BUILDING OPERATING ASSOCIATES, LIMITED PARTNERSHIP, a New Mexico limited partnership (hereinafter referred to as "Grantor"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which consideration are hereby acknowledged, has GRANTED, SOLD AND CONVEYED and by these presents does GRANT, SELL AND CONVEY unto FLATIRON HOTEL, LLC, a Nebraska limited liability company, (herein referred to as "Grantee") the following described property, to-wit:

BEING that certain tract of land located in Douglas County, Nebraska, and being more particularly described by metes and bounds on Exhibit "A" attached hereto and fully made a part hereof by reference for all purposes (the "Land"), together with all improvements located thereon and all rights and appurtenances thereto in anywise belonging to Grantor, including but not limited to, all rights, title and interest of Grantor in (a) strips or gores, if any, between the Land and abutting properties, whether owned or claimed by deed, limitations or otherwise, and whether or not they are located inside or outside the Land; and (b) easements, rights of way, rights of ingress or egress or other interests in or to any highway, street or roadway on, across or adjoining the Land (all of said property and interest being collectively referred to herein as the "Property").

TO HAVE AND TO HOLD the above described Property, together with any and all the rights and appurtenances thereto in anywise belonging to Grantor, unto the said Grantee, its legal representatives, successors and assigns FOREVER, and Grantor does hereby bind itself and its legal representatives, successors and assigns to WARRANT AND FOREVER DEFEND all and singular the Property unto the said Grantee, its successors, legal representatives and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise, and subject to the exceptions set forth on Exhibit "B" attached hereto and fully made a part hereof by reference for all purposes.

113378

EXECUTED ^{AS OF} the 8TH day of NOVEMBER, 2013.

FLATIRON BUILDING OPERATING
ASSOCIATES LIMITED PARTNERSHIP,
a New Mexico limited partnership

By: BGK FLATIRON, LLC,
a New Mexico limited liability company,
General Partner

By: _____

Its: Ex Vice President & Manager

THE STATE OF NEW MEXICO §
 §
COUNTY OF SANTA FE §

This instrument was acknowledged before me on November 5, 2013, by
Paul S. Gerwin as the Executive Vice President & Man of BGK
Flatiron, LLC, a New Mexico limited liability company, as the General Partner of Flatiron
Building Operating Associates Limited Partnership, a New Mexico limited partnership, for and
on behalf of the company and partnership.

Notary Public, State of New Mexico

My Commission Expires:
3.24.16

Julia Golden
(Printed or Typed Name of Notary)

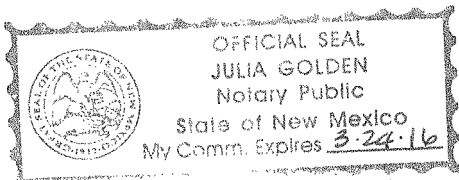


EXHIBIT "A"

LEGAL DESCRIPTION

Lots 7 and 8, in Block 2, in E. KOUNTZE RESERVE, an Addition to the City of Omaha, as surveyed, platted and recorded, in Douglas County, Nebraska; **22-20980**

And,

Lot 8, in Block 1, in E. KOUNTZE ADD., an Addition to the City of Omaha, as surveyed, platted and recorded, in Douglas County, Nebraska, together with a triangular parcel immediately North of the above described property described as follows: **23-20960**

Beginning at the Northwest corner of said Lot 8; thence Southeasterly, along the North line of said Lot 8, 188.40 feet, to the North line of St. Mary's Avenue; thence in a Northeasterly direction, along the North line of St. Mary's Avenue, produced, 16.00 feet; thence on a curve to the left, whose radius is 7.5 feet, with an external angle of 155°, a distance of 20.30 feet; thence West, 198.60 feet, to the Point of Beginning.

EXHIBIT "B"
PERMITTED EXCEPTIONS

Easements reserved for utilities above, on and below the surface of that portion of Vacated Howard Street included within subject property by Ordinance No. 11095 of the City of Omaha, Nebraska, passed August 16, 1921, a notice of which was recorded November 12, 1921, in Book 53 at Page 395 of the Miscellaneous Records of Douglas County, Nebraska.