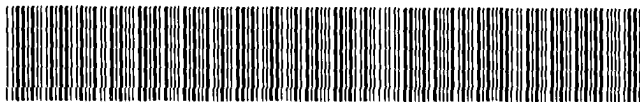



DEED 2011029980



APR 05 2011 08:59 P 3

Deed  
3 FEB 16 00 47-36767  
2 DKP  
BW

Nebr Doc Stamp Tax
4-5-11
Date
\$ Ex-19
By JTB

Received - DIANE L. BATTIATO  
 Register of Deeds, Douglas County, NE  
 4/5/2011 08:59:46.22  
  
 2011029980

Special Warranty Deed

Return To  
First Nebraska Title  
2425 South 120<sup>th</sup> Street  
Omaha, NE 68144

File #: 11-112713

Box #: 41

W041851

**SPECIAL WARRANTY DEED**

FIFTY JOINT VENTURE, a Nebraska general partnership, GRANTOR, in consideration of Ten Dollars (\$10.00), receipt of which is hereby acknowledged, conveys to GRANTEE, FIFTY JOINT VENTURE LLC, a Nebraska limited liability company, the following described real estate (as defined in Neb. Rev. Stat. 76-201) in Douglas County, Nebraska:

Lots 1 and 4, Spring Valley Plaza, an addition to the City of Omaha, Douglas County, Nebraska, together with (i) rights of ingress and egress as contained in the Declaration recorded June 14, 1991, in Book 967 at Page 23 of the Miscellaneous Records of Douglas County, Nebraska, and (ii) all other easements, declarations and licenses benefitting such real estate.

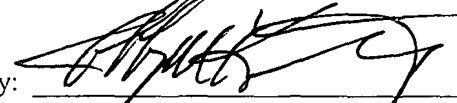
GRANTOR covenants with GRANTEE that GRANTOR:

- (1) is lawfully seized of such real estate and that it is free from encumbrances, except liens, restrictions and encumbrances 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 by, through or under Grantor.

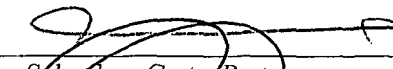
EXECUTED: April 1, 2011.


FIFTY JOINT VENTURE, a Nebraska general partnership

By: Venture-50, Inc., a Nebraska corporation

By:   
Jeffrey M. Keating, Vice President

By: Lerner Fifty, a Nebraska general partnership

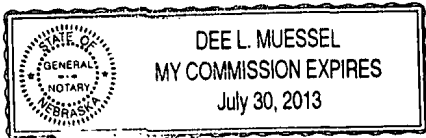
By:   
Salvadore Carta, Partner

By:   
Jay R. Lerner, Partner

Its General Partners

STATE OF NEBRASKA        )  
  )  ss:  
COUNTY OF DOUGLAS     )

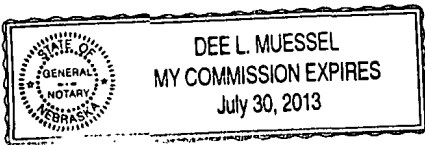
The foregoing instrument was acknowledged before me on March 28, 2011, by JEFFREY M. KEATING, Vice President of VENTURE-50, INC., a Nebraska corporation, General Partner of FIFTY JOINT VENTURE, a Nebraska general partnership, on behalf of such partnership.



Dee Muesel  
Notary Public

STATE OF NEBRASKA        )  
  )  ss:  
COUNTY OF DOUGLAS     )

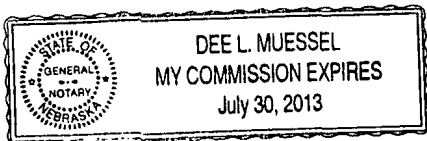
The foregoing instrument was acknowledged before me on March 28, 2011, by SALVADORE CARTA, Partner of LERNER FIFTY, a Nebraska general partnership, General Partner of FIFTY JOINT VENTURE, a Nebraska general partnership, on behalf of such Partnership.



Dee Muesel  
Notary Public

STATE OF NEBRASKA        )  
  )  ss:  
COUNTY OF DOUGLAS     )

The foregoing instrument was acknowledged before me on March 27, 2011, by JAY R. LERNER, Partner of LERNER FIFTY, a Nebraska general partnership, General Partner of FIFTY JOINT VENTURE, a Nebraska general partnership, on behalf of such Partnership.



Dee Muesel  
Notary Public