



DEED 2009003571



JAN 15 2009 10:14 P 3

Nebr Doc
Stamp Tax
1-15-09
Date
\$ 2238.75
By *PJ*

Deed
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Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
1/15/2009 10:14:55.75

2009003571

[This Space Reserved for Recording Purposes]

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That RUSHVILLE PROPERTIES, LLC, a Nebraska limited liability company, hereinafter referred to as Grantor, for TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell, convey and confirm unto P & T, LLC, a Nebraska limited liability company, hereinafter referred to as Grantee, the following described real property in Douglas County, Nebraska, to wit:

Lot 506, Westchester Replat, a Replat of Part of Lot 431, Westchester of Millard Replat, an Addition to the City of Omaha, in Douglas County, Nebraska.

To have and to hold the above-described property, together with all tenements, hereditaments and appurtenances thereto belonging (collectively, the "Premises"), unto the Grantee and to its successors and assigns forever.

And the Grantor does hereby covenant with the Grantee and with the Grantee's successors and assigns that Grantor is lawfully seized of said Premises; that Grantor holds said real estate by title in fee simple; that said Premises are free and clear from all liens and encumbrances, subject only to those matters set forth on Exhibit A, attached hereto and by this reference made part hereof; that the Grantor has good right and lawful authority to convey the same; and that Grantor warrants and covenants to defend the title to said Premises against the lawful claims of all persons whomsoever.

Dated this 7th day of January, 2009.

RUSHVILLE PROPERTIES, LLC, a
Nebraska limited liability company

By: *Barbara L Pratt Alf*
Barbara L. Pratt Alf, its Member

Warranty Deed
13806 "P" Street
496271.02

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STATE OF NEBRASKA)
) SS
COUNTY OF DOUGLAS)

On this 8th day of January 2009, before me, a notary public in and for said county and state, personally came Barbara L. Pratt Alf, a Member of RUSHVILLE PROPERTIES, LLC, a Nebraska limited liability company, known to me to be the identical person who signed the foregoing instrument and acknowledged the execution thereof to be his/her voluntary act and deed as such Member and the voluntary act and deed of said company.

WITNESS my hand and notarial seal in said county and state, the day and year last above written.

[SEAL]



Mark S. Covert
Notary Public

My Commission Expires:

After recording, return to:

Paul J. Halbur, Esq.
Fraser Stryker PC LLO
500 Energy Plaza
409 South 17th Street
Omaha, NE 68102
402-978-5342

Warranty Deed
13806 "P" Street
496271.02

Exhibit A

Special taxes or assessments now pending, assessed or levied, but payable in future installments, and not yet certified to the County Treasurer for collection at the date hereof.