

COMPARED

FILED FOR RECORD
POTTAWATTAMIE CO. IA.

11999

04 DEC 27 AM 10: 24

INST # _____
RECORDING FEE 15⁰⁰
AUDITOR FEE 5⁰⁰
RMA FEE 1.00 ECOM 1.00

JOHN SCIORTINO
RECORDER

Space Above This Line For Recording Information

Prepared by +

When recorded mail to Robert J. Murray, Lamson, Dugan & Murray, 10306 Regency Parkway Drive, Omaha, NE 68114
Address Tax Statements: Marathon Investments Two (Bluffs Gateway Lot 3), c/o Marathon Realty, 11222 Davenport Street, Omaha, NE 68154; ATTN: Cindy

SPECIAL WARRANTY DEED

This Deed, made this 9th day of December, 2004, between Natalie K. Gendler, Sole Surviving Trustee of the Irvin Gendler and Natalie K. Gendler Multi-Generational Revocable Trust, an amendment and restatement of the Irvin Gendler Revocable Trust and the Natalie K. Gendler Revocable Trust, Grantor, in consideration of One Dollar (\$1.00) and other valuable consideration received from Grantee, Marathon Investments Two, LLC, a Nebraska limited liability company, conveys to Grantee, an undivided one-half interest in the real estate situated in Pottawattamie County, Iowa, legally described on Exhibit "A" attached.

Grantor covenants with Grantee that Grantor:

- (1) Is lawfully seized of such real estate and that it is free from encumbrances except (a) existing easements, leases, rights of tenants, covenants, restrictions, rights-of-way, liens, and encumbrances, whether or not of record, and (b) real estate taxes not yet delinquent;
- (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 the same or any part thereof, through, by or under Grantor.

Executed: December 9, 2004.

REAL ESTATE TRANSFER TAX PAID	
STAMP#	
\$	<u>658.40</u>
RECORDED	<u>[Signature]</u>
12-27-04	Pottawattamie
DATE	COUNTY

Natalie K. Gendler, Sole Surviving Trustee of the Irvin Gendler and Natalie K. Gendler Multi-Generational Revocable Trust, an amendment and restatement of the Irvin Gendler Revocable Trust and the Natalie K. Gendler Revocable Trust,

By: Natalie K. Gendler
Natalie K. Gendler, Trustee

658.40
Entered for Taxation
Marilyn J. Drake
DEC 27 2004
COUNTY AUDITOR

Ret SPENCE TITLE SERVICES, INC.
1905 HARNEY STREET SUITE 210
OMAHA, NEBRASKA 68102

BK105PG11958

TA-49563

EXHIBIT A

Lot 3, in Bluffs Gateway, a Subdivision, as surveyed, platted, and recorded, in Pottawattamie County, Iowa.