



DEED 2004165131



DEC 22 2004 13:04 P 1

Doc  
Stamp Tax  
12-22-04  
Date  
\$1557.80  
By *J*

Received - RICHARD TAKECHI  
Register of Deeds, Douglas County, NE  
12/22/2004 13:04:46.85



2004165131

# PARTNERSHIP WARRANTY DEED

**THE GRANTOR, ENGLISH & ASSOCIATES, a Nebraska general partnership, in consideration of One Dollar and other valuable consideration, receipt of which is hereby acknowledged, hereby conveys to FLEXO LLC, a Nebraska limited liability company, the following described real estate (as defined in Neb. Rev. Stat. 76-201) in Douglas County, Nebraska:**

**Lots 27 and 28, in EMPIRE PARK REPLAT II, an Addition to the City of Omaha, as surveyed, platted and recorded, in Douglas County, Nebraska.**

**THE GRANTOR** covenants with Grantee that Grantor:

- (1) is lawfully seized of such real estate and that it is free from encumbrances subject to easements, reservations, covenants and restrictions of record, and subject to all regular taxes and special assessments;
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend the title to the real estate against the lawful claims of all persons.

Executed: **December 22, 2004**

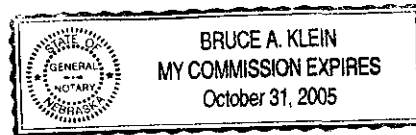
ENGLISH & ASSOCIATES, a Nebraska  
general partnership

by: *Gary A. Harmsen*  
Gary A. Harmsen, partner

STATE OF NEBRASKA  
COUNTY OF DOUGLAS

The foregoing instrument was acknowledged before me this 22nd day of December, 2004 by ENGLISH & ASSOCIATES, a Nebraska general partnership. BY GARY A. HARMSSEN, PARTNER on behalf of the partnership.

*Bruce A. Klein*  
Notary Public



Ta 49386  
#16

*Deed*  
FEE 6.00 18 61-11239  
*1/2*  
BKP \_\_\_\_\_ C/O \_\_\_\_\_ COMP *Y*  
DEL \_\_\_\_\_ SCAN \_\_\_\_\_ FV \_\_\_\_\_

*v 124021*