



DEED 2014056742



JUL 24 2014 15:28 P 1

Nebr Doc Stamp Tax
07-24-2014 Date
\$ 465.75
By CC

Fee amount: 10.00  
FB: 16-06540  
COMP: CC

Received - DIANE L. BATTIATO  
Register of Deeds, Douglas County, NE  
07/24/2014 15:28:32.00



**RETURN TO:**  
A J R Properties, Inc.  
24037 195th Street  
Crescent, IA 51526

## WARRANTY DEED

**KNOW THAT ALL MEN BY THESE PRESENTS THAT I or WE, Mary Margaret Fitzpatrick, a single person, GRANTOR(s) herein called the grantor whether one or more, in consideration of One Dollar and other valuable consideration received from grantees, do hereby grant, bargain, sell, convey, and confirm unto A J R Properties, Inc., a Nebraska corporation, herein called the grantee whether one or more, the following described real property in Douglas County, NE:**

**Lot 19, in Clarke's Addition (St. Mary's Ave), an addition to the city of Omaha, as surveyed, platted, and recorded in Douglas County, Nebraska.**

To have and hold above described premises together with all tenements, hereditaments and appurtenances thereto belonging unto the grantees and their assigns, or to the heirs and assigns of the survivor of them forever.

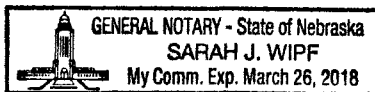
And the grantor does hereby covenant with the grantees and their assigns and with the heirs and assigns of the survivor of them that grantor is lawfully seized of said premises; that they are free from any encumbrance **except covenants, easements and restrictions of record; all regular taxes and special assessments, except those levied or assessed subsequent to date hereof;** that grantor has good right and lawful authority to convey the same; and that grantor warrants and will defend the title to said premises against the lawful claims of all persons whomsoever.

Executed : July 22, 2014

Mary Margaret Fitzpatrick  
Mary Margaret Fitzpatrick

STATE OF NEBRASKA  
COUNTY OF DOUGLAS

The foregoing instrument was acknowledged before me this 22 day of July, 2014 by Mary Margaret Fitzpatrick.



Sarah Wipf  
Notary Public  
My Commission expires on 3/26/18

OTC1108