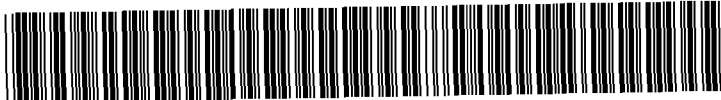


DEED 2014061457



AUG 08 2014 14:29 P 1

Nebr Doc Stamp Tax
08-08-2014 Date
\$ Ex005
By BW

Fee amount: 10.00  
FB: 07-25967  
COMP: BW

Received - DIANE L. BATTIATO  
Register of Deeds, Douglas County, NE  
08/08/2014 14:29:58.00



**RETURN TO:**  
Kirti K. Trivedi,  
Deepak Gangahar, MD  
1015 North 16th Street  
Omaha, NE 68102

### WARRANTY DEED

**KNOW THAT ALL MEN BY THESE PRESENTS THAT I or WE, Deepak Gangahar and Kiran Gangahar, husband and wife, AND Kirti Trivedi and Seema Trivedi, husband and wife, 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 Nichol Flats L.L.C., a Nebraska limited liability company, herein called the grantee whether one or more, the following described real property in Douglas County, NE:**

**Lot 6, Model-T Ford Plaza, an addition to the city of Omaha 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 31, 2014

Deepak Gangahar

Kiran Gangahar

Kirti Trivedi

Seema Trivedi

STATE OF NEBRASKA  
COUNTY OF Lancaster

The foregoing instrument was acknowledged before me this 31 day of July, 2014 by Deepak Gangahar and Kiran Gangahar, husband and wife, Kirti Trivedi and Seema Trivedi, husband and wife.

Notary Public

My Commission expires on 8/30/14

GENERAL NOTARY - State of Nebraska  
LISA M. TAVIZON  
My Comm. Exp. Aug. 30, 2014

OTC1228