



DEED 2014081527



OCT 16 2014 15:48 P 2

Nebr Doc Stamp Tax
10-16-2014 Date
\$ 452.25
By AH

Fee amount: 16.00  
FB: 16-26500  
COMP: AH

Received - DIANE L. BATTIATO  
Register of Deeds, Douglas County, NE  
10/16/2014 15:48:23.00



2014081527

Return To:  
DRI Title & Escrow  
13057 W Center Road, Suite 1  
Omaha, NE 68144

### WARRANTY DEED

Gilbert Properties, LLC, a Nebraska limited liability company

Grantor, in consideration of One Dollar and other valuable consideration, receipt of which is hereby acknowledged, does hereby grant, bargain sell, convey and confirm unto

William Prather and Rebecca Prather, husband and wife as joint tenants with rights of survivorship

Grantee, whether one or more, the following described real estate (as defined in Neb. Rev. Stat. 76-201) in Douglas County, Nebraska, more particularly described as follows;

See Attached Exhibit A

The Grantor covenants with the 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, if any; and subject to all regular 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.

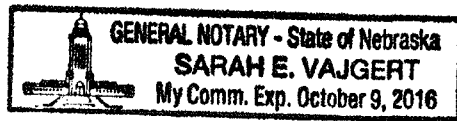
Executed this 14 day of October, 2014.

Gilbert Properties, LLC  
 By: [Signature]  
 Name: BEN Gilbert  
 Its: President

STATE OF NEBRASKA  
COUNTY OF DOUGLAS

The foregoing instrument was acknowledged before me on this 14 day of October, 2014 by Ben Gilbert as President of Gilbert Properties, LLC.

[Signature]  
Notary Public



①

1467414  
1000570

EXHIBIT "A"  
LEGAL DESCRIPTION

The South 3 feet of Lot 2, all of Lot 3, and the North 2.3 feet of Lot 4, together with the East one-half of vacated alley adjoining on the West, all in Morsman Park, an Addition to the City of Omaha, in Douglas County, Nebraska;

EXCEPT that part of Lot 2 described as follows: Beginning at the SE corner of the North 42.00 feet of said Lot 2; thence Westerly 131.00 feet on the South line of the north 42.00 feet of said Lot 2 to the West line of said Lot 2; thence Southerly 0.78 feet on the Westerly line of said Lot 2 to the South line of an existing building; thence easterly 131.00 feet on the Southerly line of said existing building and its easterly extension to the East line of said Lot 2; thence Northerly 1.60 feet on the East line of said Lot 2 to the point of beginning.