



DEED 2010081964



SEP 10 2010 08:48 P 1

Nebr Doc
Stamp Tax

09-10-2010
Date

\$ 141.75

By SB

Fee amount: 5.50
FB: 27-29400
COMP: SB

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
09/10/2010 08:48:46.00



2010081964

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that **Nolte Girls' Properties, LLC, a Nebraska limited liability company**, organized and existing under and by virtue of the laws of the State of Nebraska in consideration of One Dollar and other valuable consideration received from grantees, does grant, bargain, sell convey and confirm unto **Stephen P. Cox, a single person**, herein called the grantees whether one or more, the following described real property in **Douglas County**,:

Lot Ten (10), in Block Two (2), in Park Forest, an Addition to the City of Omaha, in Douglas County, Nebraska together with one-half vacated Kavan Street adjoining.

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

And the grantor for itself and its successors does hereby covenant with the grantees and with grantees' heirs and assigns that grantor is lawfully seized of said premises; that they are free from encumbrance except for Protective Covenants, Easements, and Restrictions of record; 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 whosoever.

Dated: August 27, 2010

Nolte Girls' Properties, LLC,
a Nebraska limited liability company

Danielle D. Lemon, f/k/a Danielle D. Nolte,
Managing Member

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

On this 27th day of August 2010, before me the undersigned, a Notary Public in and for said County, personally came Danielle D. Lemon, f/k/a Danielle D. Nolte, Managing Member of Nolte Girls' Properties, LLC, a Nebraska limited liability company, to me personally known to be identical person whose name is affixed to the above conveyance, and acknowledged the execution thereof to be his voluntary act and deed as such Managing Member and the voluntary act and deed of said limited liability company.

Witness my hand and Notarial Seal at Omaha in said county the day and year last above written.

Notary Public

File #P101668TE

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