



DEED 2015006048



JAN 27 2015 12:03 P 2

Nebr Doc Stamp Tax
01-27-2015 Date
\$ Ex005
By CC

Fee amount: 16.00  
FB: 47-36765  
COMP: CC

Received - DIANE L. BATTIATO  
Register of Deeds, Douglas County, NE  
01/27/2015 12:03:21.00



2015006048

### WARRANTY DEED

5505 F Street, LLC, a Nebraska limited liability company ("Grantor"), in consideration of One Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, sell, convey and demise to the Herbert J. Lavigne, a single person ("Grantee") all of Grantor's right, title and interest in and to the following described real estate (as defined in Neb. Rev. Stat. § 76-201), together with all improvements thereupon, if any, in Douglas County, State of Nebraska (the "Property"):

Lot 7, in Spring Valley Industrial Park, an Addition to the City of Omaha, as surveyed, platted, and recorded, in Douglas County, Nebraska, together with that part of Lot 6, in said Spring Valley Industrial Park, described as follows: Beginning at the Northwest corner of said Lot 6; then South 89°40'14" East (assumed bearing), 84.29 feet, on the North line of said Lot 6; thence South 00°19'46" West, 374.39 feet, to the South line of said Lot 6; thence North 89°40'14" West, 105.62 feet, on the South line of said Lot 6; thence North 03°35'25" East, 375.00 feet, on the West line of said Lot 6, to the Point of Beginning.

Grantor hereby covenants with Grantee that Grantor:

1. is lawfully seized of the interest in the Property and that the Property is free and clear of all liens and encumbrances, except all matters of record;
2. has legal power and lawful authority to sell and convey Grantor's interest in the Property;
3. warrants and will defend the title to the Property conveyed hereunder against the lawful claims of all persons claiming the same or any part thereof.

Transaction is exempt from Documentary Stamp Tax pursuant to Neb. Rev. Stat. §76-902(5)(b).

**[The Remainder of This Page Intentionally Left Blank and Signature Page Follows]**

Executed this 2nd day of January, 2015.

5505 F Street, LLC, a Nebraska limited liability company, Grantor

  
By: Herbert J. Lavigne, Manager

STATE OF NEBRASKA            )  
  ) ss.  
COUNTY OF   Sarpy          )

The foregoing was acknowledged before me on January 2nd, 2015, by Herbert J. Lavigne, Manager of 5505 F Street, LLC, as Grantor.

Charlotte A. Madden  
Notary Public

