



DEED 2012030489



MAR 30 2012 15:48 P 1

Nebr Doc Stamp Tax
03-30-2012 Date
\$ 506.25
By YT

Fee amount: 6.00
FB: 76-44560
COMP: YT

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
03/30/2012 15:48:59.00



2012030489

WARRANTY DEED

Steven J. Sempeck and Lori Sempeck, husband and wife, GRANTOR, whether one or more, in consideration of One Dollar and other good and valuable consideration received from GRANTEE, Big Dog's Properties, LLC a Nebraska limited liability company, convey to GRANTEE, the following-described real estate (as defined in Neb. Rev. Stat. 76-201).

Lots Six (6) and Seven (7), Winterburn Heights Second Addition to the Village of Elkhorn, now the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska.

GRANTOR covenants with GRANTEE that GRANTOR:

- (1) is lawfully seised of such real estate and that it is free from encumbrances, **except** for any easements and restrictions now of record;
- (2) has legal power and lawful authority to convey the same; and
- (3) warrants and will defend title to the real estate against the lawful claims of all persons.

Executed on this 27th day of March 2012

 Steven J. Sempeck

 Lori Sempeck

State of Nebraska

§

County of Douglas

The foregoing instrument was acknowledged before me this 27 day of March 2012 by **Steven J. Sempeck and Lori Sempeck, husband and wife.**

 Notary Public

0249821

