



DEED 2004166009



DEC 23 2004 15:09 P 1

Neb. Doc Stamp Tax
1223.04
Date
\$ 87.50
By <i>[Signature]</i>

AFTER RECORDING RETURN TO:

*[Handwritten mark]*  
 Bryan S. Mick, Esq.  
 Croker, Huck, Kasher, DeWitt,  
 Anderson & Gonderinger, L.L.C.  
 2120 South 72<sup>nd</sup> Street, Suite 1250  
 Omaha, Nebraska 68124

*[Handwritten: Deed 5]*

FEE	6.00	04-81000
BKP		C/O COMP <i>[Handwritten]</i>
DEL		SCAN FV

Received - RICHARD TAKECHI  
 Register of Deeds, Douglas County, NE  
 12/23/2004 15:09:14.27  
  
 2004166009

No P.O.A. Attached

**WARRANTY DEED**

**JOSE F. MORALES a/k/a FRANCISCO MORALES a/k/a FRANCISCO MORALES-GUITERREZ and OFELIA FUENTES DeMORALES**, husband and wife, GRANTORS, in consideration of TEN DOLLARS and other valuable consideration received from **COHANO INVESTMENTS, LLC**, a Nebraska limited liability company, convey to GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The South 23.1 feet of the North 28.1 feet of the East 75 feet of Lot 2, Block 78, in the City of South Omaha, now Omaha, as surveyed, platted and recorded (together) with an easement for ingress and egress on the North 5 feet of the West 5 feet of the East 75 feet of Lot 2, and over the South 8 feet of the West 47.3 feet of Lot 1 and the North 5 feet of the West 75 feet of Lot 2, in Block 78, Original City of South Omaha, and together with an easement across the roof of the property described as the South 14.7 feet of Lot 1, Block 78, Original City of South Omaha, now Omaha, Douglas County, Nebraska except the North 6.7 feet of the West 47.3 feet of said South 14.7 feet of said Lot 1 and the North 5 feet of Lot 2, Block 78, Original City of South Omaha, as surveyed, platted and recorded in Douglas County, Nebraska.

GRANTORS covenant (jointly and severally, if more than one) with GRANTEE that GRANTORS:

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

Executed December 23, 2004.

*[Handwritten Signature]*  
 JOSE F. MORALES a/k/a FRANCISCO MORALES a/k/a FRANCISCO MORALES-GUITERREZ, Grantor by Israel Fuentes, Attorney-in-Fact

*[Handwritten Signature]*  
 OFELIA FUENTES DeMORALES a/k/a OFELIA FUENTES TOBIAS, Grantor by Israel Fuentes, Attorney-in-Fact

STATE OF NEBRASKA )  
 ) ss.  
 COUNTY OF DOUGLAS )

The foregoing instrument was acknowledged before me on December 23, 2004 by Israel Fuentes, Attorney-in-Fact for Jose F. Morales a/k/a Francisco Morales a/k/a Francisco Morales-Guiterrez and Ofelia Fuentes DeMorales, husband and wife.

*[Handwritten Signature: Joanne M. Balok]*  
 Notary Public



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