



DEED 2017016028



MAR 01 2017 15:49 P 2

Nebr Doc  
Stamp Tax

03-01-2017  
Date

\$ 202.50

By MB

Fee amount: 16.00  
FB: 07-05690  
COMP: MB

Received - DIANE L. BATTIATO  
Register of Deeds, Douglas County, NE  
03/01/2017 15:49:45.00



2017016028

### SPECIAL WARRANTY DEED

Brown Eyed Girl Investments, LLC, a Nebraska limited liability company, GRANTOR, in consideration of One Dollar and other valuable consideration received from grantee, receipt of which is acknowledged, conveys to Capitol Place, LLC, a Nebraska limited liability company, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. ss76-201) Douglas County, Nebraska:

Part of Lot 1 Capitol Place, an Addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska formerly platted as part of Lots 1 and 4, in Block 93, in the ORIGINAL CITY OF OMAHA, as surveyed and lithographed, in Douglas County, Nebraska, as depicted on Exhibit "A" attached hereto.

GRANTOR covenants (jointly and severally, if more than one) with the GRANTEES that GRANTOR:

- (1) is lawfully seized of such real estate that it is free from encumbrances
- (2) has legal power and lawful authority to convey the same;
- (3) specially warrants and will defend title to the real estate against the lawful claims of all persons claiming the same or any part thereof by, through, or under Grantor.

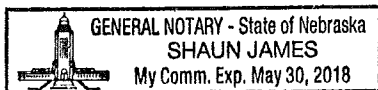
Executed: February 27, 2017

Brown Eyed Girl Investments, LLC, a Nebraska limited liability company

By: [Signature]  
Eric Maas, Manager and Member

STATE OF NEBRASKA  
COUNTY OF DOUGLAS

The foregoing instrument was acknowledged before me this 27 day of February, 2017, by Eric Maas, as Manager and Member of Brown Eyed Girl Investments, LLC, a Nebraska limited liability company, for and on behalf of the company.

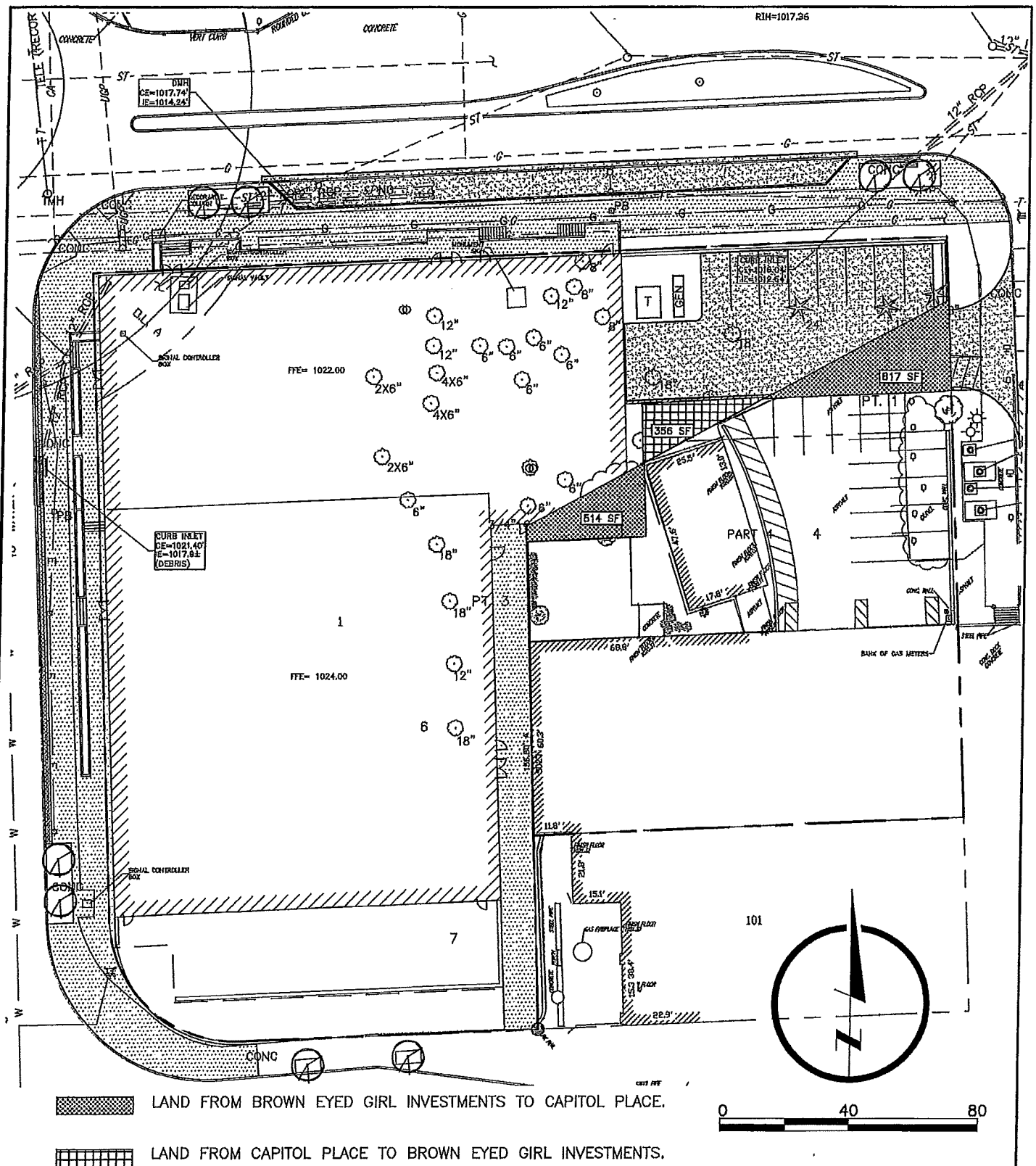


[Signature]  
Notary Public

My Commission expires on May 30, 2018

Filed upon demand of submitter.

# EXHIBIT A



LAMP RYNEARSON  
& ASSOCIATES

14710 West Dodge Road, Suite 100 402.496.2498 | P  
Omaha, Nebraska 68154-2027 402.496.2730 | F  
www.LRA-inc.com

DRAWN BY	DESIGNED BY	REVIEWED BY	PROJECT - TASK NUMBER	DATE	BOOK AND PAGE	REVISIONS
----------	-------------	-------------	-----------------------	------	---------------	-----------

**PATH/FILENAME** L:\Engineering\0110011\DRAWINGS\0110011A300.dwg