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Lancaster County, NE Assessor/Register of Deeds Office WDEED

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WARRANTY DEED

33 N 35, LLC, a Nebraska limited liability company, formerly known as 3340 North 33rd 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 Lancaster County, State of Nebraska (the "Property"):

Lot 2, Lavigne Addition, as surveyed, platted and recorded , in Lincoln, Lancaster County Nebraska, more commonly known as 3301, 3321 and 3341 North 35th Street, Lincoln, Nebraska.

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).

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NO
LAVIGNE

Executed this 2nd day of January, 2015.

33 N 35, LLC, a Nebraska limited liability company,
f/k/a 3340 North 33rd 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 33 N 35, LLC, f/k/a 3340 North 33rd Street, LLC, as Grantor.

Charlotte A. Madden
Notary Public

