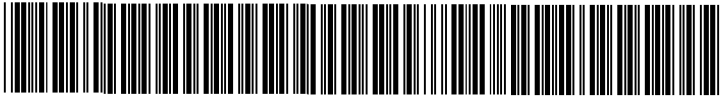




DEED 2012117545



NOV 19 2012 09:34 P 1

Nebr Doc Stamp Tax
11-19-2012 Date
\$ 438.75
By LM

Fee amount: 6.00
FB: 15-16340
COMP: LM

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
11/19/2012 09:34:17.00



WARRANTY DEED

Record and return to: TitleCore, LLC 210 Regency Parkway, Suite 10 Omaha, NE 68114

KNOW ALL MEN by these presents that, A. ANTHONY ABBOTT and VALERIE ABBOTT, Husband and Wife, herein called the grantor whether one or more, in consideration of One Dollar and other valuable consideration received from grantee, do hereby grant, bargain, sell, convey and confirm unto EAST 40TH STREET PROPERTIES, LLC, a Nebraska limited liability company, herein called the grantee whether one or more, the following described real property in Douglas County, Nebraska:

Lots 3 and 4, in Block 16, in HIGHLAND PLACE, an Addition to the City of Omaha, as surveyed, platted and recorded, in Douglas County, Nebraska, together with the East Half (E½) of the vacated alley adjacent thereto on the West.

To have and to hold the above described premises together with all tenements, hereditaments and appurtenances thereto belonging unto the grantee and to grantee's heirs and assigns forever.

And the grantor does hereby covenant with the grantee and with grantee's heirs and assigns that grantor is lawfully seized of said premises; that they are free from encumbrance except covenants, easements and restrictions of record; all regular taxes and special assessments, except those levied or assessed subsequent to date hereof; that grantor has good right and lawful authority to convey the same; and that grantor warrants and will defend the title to said premises against the lawful claims of all persons whomsoever.

Executed this 8 day of November, 2012.

A. Anthony Abbott

Valerie Abbott

STATE OF Nebraska
COUNTY OF Douglas

The foregoing Warranty Deed was acknowledged before me this 8 day of November, 2012 by A. Anthony Abbott and Valerie Abbott, Husband and Wife.

Notary Public

My commission expires: 8-21-2016

