



DEED 2017045465



JUN 12 2017 16:37 P 1

Nebr Doc Stamp Tax
06-12-2017 Date
\$ 225.00
By MB

Fee amount: 10.00
FB: 10-40580
COMP: MB

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
06/12/2017 16:37:22.00



WARRANTY DEED

KNOW THAT ALL MEN BY THESE PRESENTS THAT I, Stephen Anthony Ludwig, a single person, GRANTOR(s) herein called the grantor whether one or more, in consideration of **One Dollar and other valuable consideration** received from grantees, do hereby grant, bargain, sell, convey, and confirm unto **4009 Izard Street, LLC., a Nebraska limited liability company,** herein called the grantee whether one or more, the following described real property in **Douglas County, NE:**

The North 16 feet of Lot 2 and all of Lot 3, Block 1, Walnut Hill, an Addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska.

To have and hold above described premises together with all tenements, hereditaments and appurtenances thereto belonging unto the grantees and their assigns, or to the heirs and assigns of the survivor of them forever.

And the grantor does hereby covenant with the grantees and their assigns and with the heirs and assigns of the survivor of them that grantor is lawfully seized of said premises; that they are free from any 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 : 6-5-17

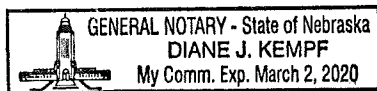
Stephen Anthony Ludwig
By Stephen Anthony Ludwig

STATE OF NEBRASKA
COUNTY OF Douglas

The foregoing instrument was acknowledged before me this 5 day of June, 2017 by Stephen Anthony Ludwig.

Diane J. Kempf
Notary Public

My Commission expires on 3-2-2020



24550C-17