



DEED 2004100422



JUL 29 2004 11:59 P 2

Nbr Doc
Stamp Tax
7-29-04
Date
\$ 2645.00
By <i>[Signature]</i>

Received - RICHARD TAKECHI  
Register of Deeds, Douglas County, NE  
7/29/2004 11:59:31.40



2004100422

WARRANTY DEED

EVERGREEN B JOINT VENTURE, a Nebraska general partnership, as to an undivided sixty percent (60%) interest, ROYCE ENTERPRISES INCORPORATED, a Nebraska corporation, as to an undivided thirty percent (30%) interest; MARTIN A GUNDERSON AND JOY L. GUNDERSON, , Husband and Wife as to an undivided five percent (5%) interest, and, GORACKE & ASSOCIATES, C.P.A.S., P.C., a Nebraska corporation, as to an undivided five percent (5%) interest, GRANTORS, in consideration of Ten (\$10.00) Dollars and other good and valuable consideration received from GRANTEE, EVERGREEN B, LLC, a Nebraska limited liability company, conveys to GRANTEE the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lot 5, in EVERGREEN VILLAGE, an Addition to the City of Omaha, as surveyed, platted and recorded, in Douglas County, Nebraska.

GRANTOR covenants with GRANTEE that GRANTORS:

- (1) are lawfully seised of such real estate, that it is free from encumbrances, subject to easements, reservations, covenants, restrictions and liens of record, and subject to a prorated share of general real estate taxes and special assessments;
- (2) have legal power and lawful authority to convey the same; and
- (3) warrant and will defend title to the real estate against the lawful claims of all persons claiming the same or any part thereof.

Executed July 27, 2004.

EVERGREEN B JOINT VENTURE,  
a Nebraska general partnership

By: *[Signature]*  
Dave L. Underwood, Partner

ROYCE ENTERPRISES  
INCORPORATED, a Nebraska corporation

By: *[Signature]*  
Lawrence R. James, II, President

GORACKE & ASSOCIATES, C.P.A.S., P.C.,  
a Nebraska corporation

By: *[Signature]*  
Ronald J. Goracke, President  
*KWOK F. LAU, V.P.*

*[Signature]*  
MARTIN A. GUNDERSON

*[Signature]*  
JOY L. GUNDERSON

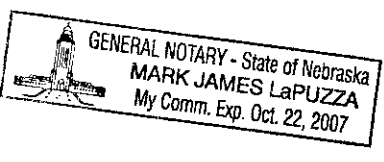
STATE OF NEBRASKA )  
COUNTY OF DOUGLAS ) ss.

*Deed*  
FEE 10.50 FB 60-11470  
BKP \_\_\_\_\_ C/O \_\_\_\_\_ COMP *[Signature]*  
DEL \_\_\_\_\_ SCAN \_\_\_\_\_ FV \_\_\_\_\_  
1120346

#16  
TA 48630

The foregoing instrument was acknowledged before me this 26<sup>th</sup> day of July, 2004, by David L. Underwood, as Partner of Evergreen B Joint Venture, a Nebraska general partnership, for and on behalf of the partnership.

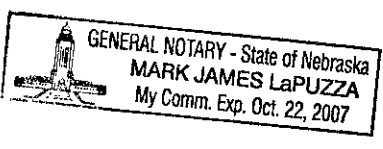
Mark James LaPuzza  
Notary Public



STATE OF NEBRASKA )  
COUNTY OF DOUGLAS ) ss.

The foregoing instrument was acknowledged before me this 26<sup>th</sup> day of July, 2004, by Laurie R. James, II as President of Royce Enterprises Incorporated, a Nebraska corporation, for and on behalf of the corporation.

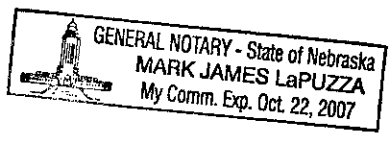
Mark James LaPuzza  
Notary Public



STATE OF NEBRASKA )  
COUNTY OF DOUGLAS ) ss.

The foregoing instrument was acknowledged before me this 26<sup>th</sup> day of July, 2004, by Martin A. Gunderson and Joy L. Gunderson, as husband and wife.

Mark James LaPuzza  
Notary Public



STATE OF NEBRASKA )  
COUNTY OF DOUGLAS ) ss.

The foregoing instrument was acknowledged before me this 26<sup>th</sup> day of July, 2004, by Mark W. Lee, as Vice President of Gofacke & Associates, C.P.A.S., P.C., a Nebraska corporation, for and on behalf of the corporation.

Mark James LaPuzza  
Notary Public

