



WARRANTY DEED

THE GRANTOR, VP Realty LLC, a Nebraska limited liability company in consideration of One Dollar and other valuable consideration, receipt of which is hereby acknowledged, hereby conveys to **523 Park Avenue Holdings, LLC., a Nebraska limited liability company, GRANTEE**, the following described real estate (as defined in Neb. Rev. Stat. 76-201) in Douglas County, NE:

The North 25 feet of Lot 12 and the South 30 feet of Lot 13, in Block 5, Subdivision of John I. Redick's Addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska.

THE GRANTOR covenants with GRANTEE that GRANTOR:

- (1) is lawfully seized of such real estate and that it is free from encumbrances subject to easements, reservations, covenants and restrictions of record, and subject to all regular taxes and special assessments;
- (2) has legal power and lawful authority to convey the same; and
- (3) warrants and will defend the title to the real estate against the lawful claims of all persons.

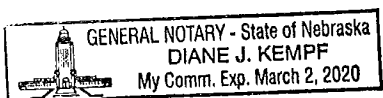
Date: 9/15/2017

VP Realty LLC, a Nebraska limited liability company,

By: Veronika Pinkerton
 Veronika Pinkerton, Memeber

STATE OF NEBRASKA)
 COUNTY OF Douglas)ss.

The foregoing instrument was acknowledged before me on this 15 day of September, 2017, by Veronika Pinkerton, Memeber, on behalf of VP Realty LLC, a Nebraska limited liability company. Veronika Pinkerton, Memeber personally appeared before me, a General Notary Public for the State of Nebraska, and is either personally known to me or was identified by me through satisfactory evidence.



Diane J. Kempf
 Notary Public