



### SPECIAL WARRANTY DEED

Village West LLC, a Nebraska limited liability company, GRANTOR, in consideration of Ten Dollars (\$10.00), receipt of which is hereby acknowledged, conveys to GRANTEE, Jay R. Lerner Trustee of the Jay R. Lerner Revocable Trust dated February 3, 1999, as amended, an undivided fifty-one (51%) percent interest and to GRANTEE, Salvadore Carta Trustee of the Salvadore Carta Revocable Trust dated April 30, 2004, as amended, an undivided forty-nine (49%) percent interest in and to the following described real estate (as defined in Neb. Rev. Stat. 76-201) in Douglas County, Nebraska:

Lots 2 and 3, West Village Pointe Replat 9, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska, together with all other easements and licenses benefiting such real estate.

GRANTOR covenants with GRANTEE that GRANTOR:

- (1) is lawfully seized of such real estate and that it is free from encumbrances, except liens, restrictions, covenants, conditions, reservations and encumbrances of record;
- (2) has legal power and lawful authority to convey the same; and
- (3) warrants and will defend title to the real estate against the lawful claims of all persons claiming by, through or under Grantor.

EXECUTED: December 28, 2018.

Village West LLC, a Nebraska limited liability company

By: \_\_\_\_\_

Jay R. Lerner, Member

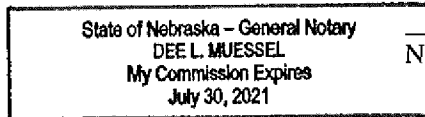
By: \_\_\_\_\_

Salvadore Carta, Member

Its Sole Members

STATE OF NEBRASKA            )  
  ) ss:  
COUNTY OF DOUGLAS        )

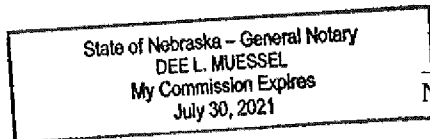
The foregoing instrument was acknowledged before me on December 28, 2018, by Jay R. Lerner, member of Village West LLC, a Nebraska limited liability company, on behalf of such limited liability company.



*Dee Muesel*  
\_\_\_\_\_  
Notary Public

STATE OF NEBRASKA            )  
  ) ss:  
COUNTY OF DOUGLAS        )

The foregoing instrument was acknowledged before me on December 28, 2018, by Salvadore Carta, member of Village West LLC, a Nebraska limited liability company, on behalf of such limited liability company.



*Dee Muesel*  
\_\_\_\_\_  
Notary Public