



**AFTER RECORDING RETURN TO: Union Title Company, LLC
3800 Normal Blvd, Suite 100
Lincoln, Nebraska 68506**

WARRANTY DEED

Karen S. Welch, a single person GRANTOR, in consideration of One Dollar (\$1.00) and other good and valuable consideration received from GRANTEE,

GarMel Properties, LLC, a Nebraska limited liability company

conveys to GRANTEE, the following described real estate (as defined in Neb. Stat. 76-201) in Lancaster County, Nebraska:

Lot 1, Block 3, Endowment Place, Lincoln, Lancaster County, Nebraska

GRANTOR covenants with GRANTEE that GRANTOR:

- (1) is lawfully seised of such real estate, that it is free from encumbrances, except easements, restrictions and reservations of records, and a pro-rated share of current real estate taxes and subsequent taxes and assessments;
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend title to the real estate against the lawful claims of all persons.

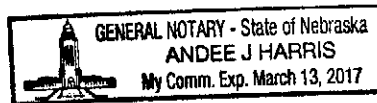
Executed this 1 day of **June, 2015**.

Karen S. Welch

STATE OF NEBRASKA
COUNTY OF LANCASTER

The foregoing instrument was acknowledged before me this 1 day of June, 2015, by **Karen S. Welch, a single person.**

Notary Public



EMP

WTC - WTC - pd

38209

1419 S. 3rd St - 68502

\$10