



DEED 2016018710



MAR 16 2016 13:35 P 1

Nebr Doc Stamp Tax
03-16-2016 Date
\$ 137.25
By SB

Fee amount: 10.00  
FB: 24-19320  
COMP: SB

Received - DIANE L. BATTIATO  
Register of Deeds, Douglas County, NE  
03/16/2016 13:35:57.00

2016018710

----- the above space for recorder's use only -----  
**WARRANTY DEED**

THIS INDENTURE WITNESSETH, that the Grantor: Gregg L Mattox and Amy K Mattox, husband and wife, of the City of Omaha in the State of Nebraska for and in consideration of the sum of one dollar and other good and valuable considerations, the receipt of which is hereby acknowledged. CONVEY and WARRANT to:

Grantee: J.A. Ventures LLC , a Nebraska Limited Liability Company

The following described real estate to wit:

The East 80 Feet of Lot One (1) and the East 80 Feet of the North 18 Feet of Lot Two (2), Kaufman and Jetter's Addition to the City of Omaha in Douglas County, Nebraska.

FOR INFORMATIONAL PURPOSES ONLY:  
2502 S 10 St  
Omaha, NE 68108

Grantor covenants (jointly and severally, if more than one) with the Grantee that Grantor:

- (1) Is lawfully seized of such real estate and that is free from encumbrances subject to easement, reservations, covenants and restrictions of records.
- (2) Has legal power of lawful authority to convey the same.
- (3) Warrants and will defend the title to the real estate against the lawful claims of all persons.

Situated in Douglas County, Nebraska, hereby releasing and waiving all rights.

Dated this 4 day of March, 2016

\_\_\_\_\_  
 Gregg L. Mattox  
  
 \_\_\_\_\_  
 Amy K. Mattox

State of Nebraska )  
County of Douglas )

That on this 4 day of March, 2016 before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Gregg L Mattox and Amy K Mattox, husband and wife, who is/are known to me to be the same person(s) who executed the foregoing instrument of writing and duly acknowledged the execution of the same. IN TESTIMONY WHEREOF, I  
Evalyn L. Rutten have hereunto set my hand and affixed my notarial seal on the day and year last above written.



~AF FIX SEAL HERE~

\_\_\_\_\_  
 Notary Public

Prepared by/return to: CLEAN TITLE & ESCROW, LLC, 11909 "P" Street, Suite 204, Omaha, NE 68137  
Phone: (402) 934-6010 LeAnne Rutten 160203302

Send tax statements to: J.A. Ventures LLC, 2502 S 10 St, Omaha, NE 68108