



WARRANTY DEED

THE GRANTOR, J.A. Ventures LLC, a Nebraska limited liability company in consideration of One Dollar and other valuable consideration, receipt of which is hereby acknowledged, hereby conveys to **Soma Park 343, LLC., a Nebraska limited liability company,** the following described real estate (as defined in Neb. Rev. Stat. 76-201) in Douglas County, NE:

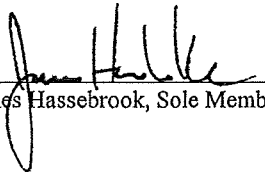
The East 80 feet of Lot One (1) and the East 80 feet of the North 18 feet of Lot Two (2), Kaufman and Jetter's Addition to the City of Omaha, in Douglas County, Nebraska.

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.

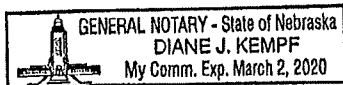
Date: 5-4-2018

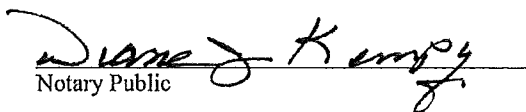
J.A. Ventures LLC, a Nebraska limited liability company

By: 
James Hassebrook, Sole Member

STATE OF NEBRASKA)
COUNTY OF DOUGLAS)ss.

The foregoing instrument was acknowledged before me on this 4 day of May, 2018, by James Hassebrook, Sole Member and on behalf of J.A. Ventures LLC, a Nebraska limited liability company.




Notary Public