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NEBRASKA DOCUMENTARY STAMP TAX Nov 30, 2017 \$ 560.25 By DKH
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FILED SARPY CO. NE. INSTRUMENT NUMBER <b>2017-28848</b> 2017 Nov 30 01:29:35 PM <i>Sheryl J. Dowling</i> REGISTER OF DEEDS
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## CORPORATE WARRANTY DEED

THE Grantor, Coppa Auto, LLC, Grantor, in consideration of One Dollar and other valuable consideration, receipt of which is hereby acknowledged, conveys to Jeffery J. Grob and Kelli Grob, Grantees, the following described real estate (as defined in Neb. Rev. Stat. 76-201) in Sarpy County, Nebraska:

Parcel "A":

LOT 73, TOGETHER WITH PART OF LOT 74, BLOCK 1, RUSHART ADDITION, AS PLATTED AND RECORDED, SARPY COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 73, RUSHART ADD., THENCE S 44°50'58"W (ASSUMED BEARING) 87.50 FEET TO THE SOUTHEAST CORNER OF LOT 73, THENCE N54°14'37"W 28.61 FEET TO A POINT ON THE REAR LINE OF LOT 73, THENCE S89°45'34"W 50.00 FEET TO THE SOUTHWEST CORNER OF LOT 73, THENCE N44°24'43"E 134.44 FEET TO A POINT ON THE SOUTHWESTERLY R.O.W. LINE OF BERT MURPHY BLVD., THENCE ALONG SAID R.O.W. LINE ON A CURVE TO THE LEFT HAVING A RADIUS OF 335.35 FEET, AN ARC LENGTH OF 65.06 FEET AND A LONG CHORD BEARING S38°57'27"E 64.96 FEET TO THE POINT OF BEGINNING.

PARCEL "B"

PART OF LOT 74 AND ALL OF LOT 84 EXCEPT THE SOUTH 120.00 FEET OF SAID LOT 84, BLOCK 1, RUSHART ADDITION, AS PLATTED AND RECORDED, SARPY COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 74, THENCE N73°38'23"E (ASSUMED BEARING) 118.05 FEET TO THE NORTHEAST CORNER OF LOT 74 AND SOUTHWESTERLY R.O.W. LINE OF BERT MURPHY BLVD., THENCE ALONG SAID R.O.W. ON A CURVE TO THE LEFT HAVING A RADIUS OF 335.35 FEET, AN ARC LENGTH OF 30.02 FEET AND A LONG CHORD BEARING S30°50'05"E FOR 30.01 FEET, THENCE S44°24'43"W 134.44 FEET TO THE SOUTH MOST CORNER OF LOT 74, THENCE S89°45'43"W 34.20 FEET TO THE WEST LINE OF LOT 84, THENCE N00° 14'17"W 88.70 FEET ALONG TEM WEST LINE OF LOT 84 TO THE POINT OF BEGINNING.

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;
- (3) warrants and will defend the title to the real estate against the lawful claims of all persons.

Dated this 30 day of November, 2017.

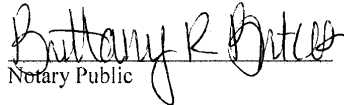
Coppa Auto, LLC

  
Chris C. Coppa, Managing Member

STATE OF Nebraska)

COUNTY OF Douglas)

The foregoing instrument was acknowledged before me this 30 day of November, 2017 by  
Chris C. Coppa, Managing Member of Coppa Auto, LLC.

  
Notary Public



NE17179739