



DEED 2006126160



NOV 03 2006 09:30 P 1

Nebr Doc
Stamp Tax
11-3-06
Date
\$6534.25
By *CP*

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
11/3/2006 09:30:58.13



2006126160

WARRANTY DEED

KNOW THAT ALL MEN BY THESE PRESENTS THAT I or WE, Harvey R. Breasch and Elvira Breasch, husband and wife, GRANTOR(s) herein called the "Grantor" whether one or more, in consideration of **One Dollar and other valuable consideration** received from Grantees, do hereby grant, bargain, sell, convey, and confirm unto **AVG-CFM 204Q, LLC, a Delaware limited liability company**, as joint tenants, with rights of survivorship and not as tenants in common, herein called the "GRANTEE" whether one or more, the following described real property (as defined in Neb. Rev. Stat. 76-201) in County, :

*NE NW
SE NW*

The West Half of the Southeast Quarter of Section 12, Township 14 North, Range 10 East of the 6th P.M., in Douglas County, Nebraska, subject to statutory right-of-way.

To have and hold above described premises together with all tenements, hereditaments and appurtenances thereto belonging unto the grantees and their assigns, or to the heirs and assigns of the survivor of them forever.
And the Grantor does hereby covenant with the Grantees and their assigns and with the heirs and assigns of the survivor of them that Grantor is lawfully seized of said premises; that they are free from any encumbrance **except covenants, easements and restrictions of record; all regular taxes and special assessments, except those levied or assessed subsequent to date hereof;** that Grantor has good right and lawful authority to convey the same; and that Grantor warrants and will defend the title to said premises against the lawful claims of all persons whomsoever.

Executed: Nov 1, 2006

Harvey R. Breasch
Harvey R. Breasch

Elvira Breasch
Elvira Breasch

STATE OF NEBRASKA
COUNTY OF Douglas

The foregoing instrument was acknowledged before me this 1 day of November 2006 by Harvey R. Breasch and Elvira Breasch, husband and wife

Dolores M. Cramer
Notary Public

GENERAL NOTARY - State of Nebraska
DOLORES M. CRAMER
My Comm. Exp. Dec. 8, 2009

CRS-otw90571

*Deed 530
121410
01-60040*

28249-

*CRS 90571 (64)
CRS 21094
RECORD 944*