



DEED 2015108077



DEC 24 2015 11:09 P 4

Nebr Doc Stamp Tax
12-24-2015 Date
\$4758.75
By CC

Fee amount: 28.00
FB: 16-18500
COMP: CC

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
12/24/2015 11:09:21.00



AFTER RECORDING RETURN TO:
First American Title Insurance Company
National Commercial Services
1125 17th Street, Suite 500
Denver, CO 80202

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that Elizabeth Ann Naughton Trust and Devin A. and Catherine C. Dirkschneider Trust and Robert Root and Luthea Ann Root Trust and Donald J. Getz Trust dated November 5, 2012 and Ray D. Barr Trust, herein called the GRANTOR, whether one or more, in consideration of One Dollar and other valuable consideration received from GRANTEE, does grant, bargain, sell, convey and confirm unto Deuce Retail Investors LLC, a Colorado limited liability company, herein called the Grantee whether one or more, the following described real property in Douglas County, Nebraska:

Lots 1 and 2, and the East 50 feet of Lot 6, and all of Lots 7 and 8, Block 4, Isaacs & Seldens Addition, an Addition to the City of Omaha, Douglas County, Nebraska.

To have and to hold the above described premises together with all tenements, hereditaments and appurtenances thereto belonging unto the GRANTEE and to GRANTEE'S successors and assigns forever.

And GRANTOR does hereby covenant with the GRANTEE and with GRANTEE's successors and assigns that GRANTOR is lawfully seized of said premises; that they are free from encumbrance, except those easements, restrictions and covenants of record.

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: December 16, 2015

Elizabeth Ann Naughton Trust

Elizabeth Ann Kathol, trustee
Elizabeth Ann Kathol, Trustee

Devlin A. and Catherine C. Dirkschneider Trust

Francine K Adams Trustee
Francine K. Adams, Trustee

Robert Root and Luthea Ann Root Trust

Nancee Ann Root-Cuva
Nancee Ann Root-Cuva, Trustee

Donald J. Getz Trust dated November 5, 2012

Donald J. Getz Trustee
Donald J. Getz, Co-Trustee

Wilma J. Getz Trustee
Wilma J. Getz, Co-Trustee

Ray D. Barr Trust

Ray R. Barr Trustee
Ray R. Barr, Trustee

STATE OF Nebraska)
) ss.
COUNTY OF Douglas)

On December 9th, 2015, before me, the undersigned, a Notary Public, duly commissioned and qualified in said County, personally came **Elizabeth Ann Kathol, Trustee of Elizabeth Ann Naughton Trust** known to be the identical person(s) whose name(s) is affixed to the foregoing instrument and acknowledged the execution thereof to be their voluntary act and deed.

Witness my hand and notarial seal the day and year last above written.

Laura L. Barr
NOTARY PUBLIC

My commission expires: 8/11/17

STATE OF Nebraska)
) ss.
COUNTY OF Douglas)



On December 9th, 2015, before me, the undersigned, a Notary Public, duly commissioned and qualified in said County, personally came **Francine K. Adams, Trustee of Devin A. and Catherine C. Dirkschneider Trust** known to be the identical person(s) whose name(s) is affixed to the foregoing instrument and acknowledged the execution thereof to be their voluntary act and deed.

Witness my hand and notarial seal the day and year last above written.

Laura L. Barr
NOTARY PUBLIC

My commission expires: 8/11/17

STATE OF Nebraska)
) ss.
COUNTY OF Douglas)

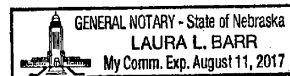


On December 9th, 2015, before me, the undersigned, a Notary Public, duly commissioned and qualified in said County, personally came **Nancee Ann Root-Cuva, Trustee of Robert Root and Luthea Ann Root Trust** known to be the identical person(s) whose name(s) is affixed to the foregoing instrument and acknowledged the execution thereof to be their voluntary act and deed.

Witness my hand and notarial seal the day and year last above written.

Laura L. Barr
NOTARY PUBLIC

My commission expires: 8/11/17



STATE OF Nebraska)
) ss.
COUNTY OF Douglas)

On December 9th, 2015, before me, the undersigned, a Notary Public, duly commissioned and qualified in said County, personally came **Donald J. Getz and Wilma J. Getz, Co-Trustees of Donald J. Getz Trust dated November 5, 2012** known to be the identical person(s) whose name(s) is affixed to the foregoing instrument and acknowledged the execution thereof to be their voluntary act and deed.

Witness my hand and notarial seal the day and year last above written.

Laura L. Barr
NOTARY PUBLIC

My commission expires: 8/11/17



STATE OF Nebraska)
) ss.
COUNTY OF Douglas)

On December 9th, 2015, before me, the undersigned, a Notary Public, duly commissioned and qualified in said County, personally came **Ray D. Barr Trust, Trustee of Ray D. Barr Trust** known to be the identical person(s) whose name(s) is affixed to the foregoing instrument and acknowledged the execution thereof to be their voluntary act and deed.

Witness my hand and notarial seal the day and year last above written.

Richard F. Greene
NOTARY PUBLIC

My commission expires: May 30, 2016

