



DEED 2016009808



FEB 10 2016 10:50 P 4

Nebr Doc Stamp Tax
02-10-2016 Date
\$ Ex021
By BW

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

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
02/10/2016 10:50:44.00

2016009808

SPECIAL WARRANTY DEED

Deuce Retail Investors, LLC, a Colorado limited liability company ("Grantor"), in consideration of One Dollar (\$1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, conveys to Oak Park Service Group, LLP, a Colorado limited liability partnership ("Grantee"), all of Grantor's right, title and interest in and to the following described real estate (as defined in NEB. REV. STAT. § 76-201) in Douglas County, Nebraska (the "Property"):

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.

Grantor hereby covenants with Grantee that Grantor:

- (1) is lawfully seised of the interest in the Property and that the Property is free and clear of all liens and encumbrances, except easements, covenants, restrictions and matters of record;
- (2) has legal power and lawful authority to sell and convey the interest in the Property; and
- (3) warrants and will defend the title to the Property conveyed hereunder against the lawful claims of all persons claiming the same or any part thereof, through, by or under Grantor.

Executed this 25th day of January, 2016.

DEUCE RETAIL INVESTORS, LLC

By: Oak Park Service Group, LLP, Manager

By:
Michael Opatowski, Partner and Manager

By: see attached

SPECIAL WARRANTY DEED

Deuce Retail Investors, LLC, a Colorado limited liability company ("Grantor"), in consideration of One Dollar (\$1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, conveys to Oak Park Service Group, LLP, a Colorado limited liability partnership ("Grantee"), all of Grantor's right, title and interest in and to the following described real estate (as defined in NEB. REV. STAT. § 76-201) in Douglas County, Nebraska (the "Property"):

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.

Grantor hereby covenants with Grantee that Grantor:


- (1) is lawfully seized of the interest in the Property and that the Property is free and clear of all liens and encumbrances, except easements, covenants, restrictions and matters of record;
- (2) has legal power and lawful authority to sell and convey the interest in the Property; and
- (3) warrants and will defend the title to the Property conveyed hereunder against the lawful claims of all persons claiming the same or any part thereof, through, by or under Grantor.

Executed this 26th day of January, 2016.

DEUCE RETAIL INVESTORS, LLC

By: Oak Park Service Group, LLP, Manager

By: _____
Michael Opatowski, Partner and Manager

By:  _____
Stephen F. Elken, Partner and Manager

STATE OF COLORADO)
) ss.
COUNTY OF _____)

The foregoing was acknowledged before me on January _____, 2016, by Michael Opatowski, Partner and Manager of Oak Park Service Group, LLP, Manager of Deuce Retail Investors, LLC, as Grantor.

see attached

Notary Public

Stephen F. Elken, Partner and Manager

STATE OF COLORADO)
) ss.
COUNTY OF Denver)

The foregoing was acknowledged before me on January 25th, 2016, by Michael Opatowski, Partner and Manager of Oak Park Service Group, LLP, Manager of Deuce Retail Investors, LLC, as Grantor.

Marsha J. McIlroy
Notary Public

MARSHA J. McILROY
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19954004151
MY COMMISSION EXPIRES APRIL 10, 2019

4851-8314-3981.1
STATE OF COLORADO)
) ss.
COUNTY OF _____)

The foregoing was acknowledged before me on January _____, 2016, by Stephen F. Elken, Partner and Manager of Oak Park Service Group, LLP, Manager of Deuce Retail Investors, LLC, as Grantor.

Notary Public

4851-8314-3981.1

STATE OF COLORADO)
) ss.
COUNTY OF Denver)

The foregoing was acknowledged before me on January 25th, 2016, by Stephen F. Elken, Partner and Manager of Oak Park Service Group, LLP, Manager of Deuce Retail Investors, LLC, as Grantor.



Notary Public

**KRISTIN LYNN ZINA
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20024004851
MY COMMISSION EXPIRES 02/12/2018**