



DEED 2016009809



FEB 10 2016 10:50 P 4

Nebr Doc Stamp Tax
02-10-2016 Date
\$4758.75
By BW

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

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
02/10/2016 10:50:45.00

2016009809

SPECIAL WARRANTY DEED

Oak Park Service Group, LLP, a Colorado limited liability partnership ("Grantor"), in consideration of One Dollar (\$1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, conveys to Midtown Court, LLC, a Nebraska limited liability company ("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.

LLP

OAK PARK SERVICE GROUP,

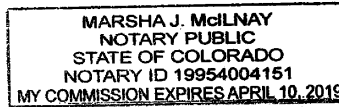
By:
Michael Opatowski, Partner and Manager

By: see attached
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, as Grantor.

Marsha J. McInay
Notary Public



4850-4918-8397.1
STATE OF COLORADO)
) ss.
COUNTY OF _____)

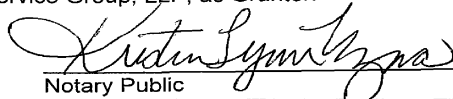
The foregoing was acknowledged before me on January _____, 2016, by Stephen F. Elken, Partner and Manager of Oak Park Service Group, LLP, as Grantor.

Notary Public

4850-4918-8397.1

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, as Grantor.



Notary Public

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