



DEED 2004014947



FEB 04 2004 08:56 P 1

Neb. Doc Stamp Tax
2404 Date
\$524.25 By CC

Received - RICHARD TAKECHI  
Registrar of Deeds, Douglas County, NE  
2/4/2004 8:56:16 AM



2004014947

### WARRANTY DEED

**KNOWN ALL MEN BY THESE PRESENTS THAT I or WE, Beebe & Runyan Building, LLC, a Nebraska Limited Liability Company, herein called the grantor whether one or more, in consideration of One Dollar and other good and valuable consideration received from grantee, do hereby grant, bargain, sell, convey and confirm unto BOCA Development, LLC, a Nebraska Limited Liability Company, herein called the grantee whether one or more, the following described real property in Douglas County, Nebraska:**

**Lots 1, 2, 3 and 4, Block E, Original City of Omaha in Douglas County, Nebraska.**

*Dead*

FEE 700	FB 03-20000
1/4 BKP	C/O COMP <i>EW</i>
DEL	SCAN FV

To have and to hold above described premises together with all tenements, hereditaments and appurtenances thereto belonging unto the grantee and to grantee's heirs and assigns forever.

And the grantor hoes hereby covenants with the grantee and with grantee's heirs and assigns that grantor is lawfully seized of said premises; that they are free from 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.

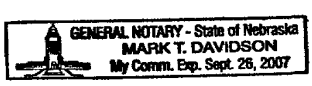
Dated: 1-30-04

Beebe & Runyan Building, LLC,

By: *Charles J. Addy*  
Charles J. Addy, Manager

STATE OF NEBRASKA )  
                                  )SS:  
COUNTY OF Douglas )

The foregoing instrument was acknowledged before me on January 30, 2004, by Charles J. Addy, Manager of Beebe & Runyan Building, LLC, a Nebraska Limited Liability Company, on behalf of the company.



*Mark T. Davidson*  
Notary Public

RETURN TO:  
BOCA Development, LLC,  
105 S. 9th St #401  
Omaha NE 68102

ON-004677

⑤ 700

✓ 29363  
✓ 14656