



DEED 2017017195



MAR 06 2017 12:41 P 2

Nebr Doc Stamp Tax
03-06-2017 Date
\$1080.00
By DW

Fee amount: 16.00  
FB: 24-21040  
COMP: DW

Received - DIANE L. BATTIATO  
Register of Deeds, Douglas County, NE  
03/06/2017 12:41:11.00



2017017195

### SPECIAL WARRANTY DEED

Bohemian Cafe Co., Inc., a Nebraska corporation ("GRANTOR") in consideration of One Dollar and other valuable consideration received from Vision 13LB, LLC, a Nebraska limited liability company, the receipt and sufficiency of which is acknowledged by GRANTOR, hereby grants and conveys to TKNEAS, LLC, a Nebraska limited liability company, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. Section 76-201) in Douglas County, Nebraska:

SEE ATTACHED EXHIBIT "A"

SUBJECT HOWEVER TO: (a) all covenants, easements, rights-of-way, liens, restrictions, reservations and other encumbrances and matters of record, if any; (b) any existing leases, tenancies, possessory or other rights; (c) all zoning laws; (d) any taxes and assessments; (e) all rights of the public in and to any parts of the Premises lying or being in public roads, alleys, highways, sidewalks or other public rights of way; and (f) any other Permitted Exceptions (as defined in the Purchase Agreement among Grantor, the Estate of Robert P. Kapoun Sr. also known as Robert P. Kapoun, Deceased by and through Terry J. Kapoun, Personal Representative, and Vision 13LB LLC, a Nebraska limited liability company, as the same has been amended from time to time, including without limitation as amended by the Third Amendment to Purchase Agreement entered into as of the 8th day of February, 2017), which Permitted Exceptions by this reference are hereby incorporated into and made a part of this Special Warranty Deed as if fully set forth herein.

Grantor hereby covenanting that it is lawfully seized of an fee simple interest in the Premises; that it has good right to convey the same; that said Premises are free and clear from any encumbrances done or suffered by Grantor except as above stated; and that Grantor will warrant and defend the title of said Premises unto Grantee against the lawful claims and demands of all persons claiming the same or any part thereof by, under or through Grantor, except as set forth above.

Executed: March 4, 2017

Bohemian Cafe Co., Inc., a Nebraska corporation

Mercedes Kapoun  
By Mercedes Kapoun, President

STATE OF NEBRASKA  
COUNTY OF DOUGLAS

The foregoing instrument was acknowledged before me this 2<sup>nd</sup> day of March, 2017, by Mercedes Kapoun, as President of Bohemian Cafe Co., Inc., a Nebraska corporation, for and on behalf of the corporation.

Cynthia M. Sustter  
Notary Public  
My Commission expires on 7/17/20

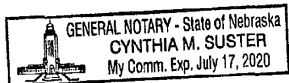


Exhibit "A"  
Legal Description

The West One-Third of Lot 1, Block 9, Kountze's 3rd Addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska.

Lots 2, Block 9 Kountze's 3rd Addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska.

The East One Half of Lot 4, Block 9, Kountze's 3rd Addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska.

The West 73.5 feet of the North One-half of Lot 3 and the West 18 feet of the South One-half of Lot 3, all in Block 9, in Kountze's 3<sup>rd</sup> Addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska.

The East 132 feet of the South half of Lot 3, Block 9, in Kountze's 3<sup>rd</sup> Addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska.

The East 76.5 feet of the North One-half of Lot 3, Block 9, in Kountze's 3<sup>rd</sup> Addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska.