

DEED 2017017199



MAR 06 2017 12:41 P 1

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| Nebr Doc Stamp Tax |
| 03-06-2017 Date |
| \$ 321.75 |
| By DW |

Fee amount: 10.00
FB: 24-21040
COMP: DW

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



2017017199

PERSONAL REPRESENTATIVE DEED

GRANTOR, Terry J. Kapoun solely in his capacity as Personal Representative of the Estate ("Estate") of Robert P. Kapoun Sr. also known as Robert P. Kapoun, Deceased by and through Terry J. Kapoun, Personal Representative, 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, does hereby grant and convey unto BCPBRD, 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:

Lot 4 in Block 10, all in Kountze's 3rd Addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska ("Premises")

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, Bohemian Café Co., Inc., a Nebraska corporation, 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.

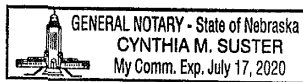
GRANTOR covenants with GRANTEE that GRANTOR has legal power and lawful authority to so convey the Premises subject to those matters as stated above.

Executed: March 2, 2017

Terry J. Kapoun
Terry J. Kapoun, as Personal Representative of the Estate of Robert P. Kapoun Sr. also known as Robert P. Kapoun, Deceased

STATE OF NEBRASKA
COUNTY OF DOUGLAS

The foregoing instrument was acknowledged before me this 2nd day of March, 2017, by Terry J. Kapoun, as Personal Representative of Personal Representative of the Estate of Robert P. Kapoun Sr. also known as Robert P. Kapoun, Deceased



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