DEED 2003242308

DEC 17 2003 10:07 P 1

Nebr Doc Stamp Tax
12-17-03
Date
$ 3500.00
By LS

RICHARD N TAKECHI
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

RECEIVED

SPECIAL WARRANTY DEED

ROYCE LEGACY, LLC, a Nebraska limited liability company, GRANTOR, in consideration of TEN (10) DOLLARS received from GRANTEE, LEGACY COURT, LLC, a Nebraska limited liability company, conveys to GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lot 1, Legacy Replat 4, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska

GRANTOR covenants, jointly and severally, with GRANTEE that GRANTOR:

(1) is lawfully seised of such real estate and that it is free from encumbrances except for encumbrances of record, taxes and assessments not yet due and payable, and matters which would be shown by a current survey or inspection of said real estate;

(2) has legal power and lawful authority to convey the same; and

(3) warrants and will defend title to the real estate against the lawful claims of all persons claiming the same or any part thereof through, by or under GRANTOR.

EXECUTED: December 9, 2003.

Deed a 50 M1-22274

FEE ____ FB ____
BKP ____ C/O ____ COMP ____
DEL ____ SCAN ____ FV ____

ROYCE LEGACY, LLC, a Nebraska limited liability company

By: L R James II
Lawrence R. James, II, Manager

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me on December 9, 2003, by Lawrence R. James, II, Manager of Royce Legacy, LLC, a Nebraska limited liability company, on behalf of the company.

GENERAL NOTARY-State of Nebraska
JAMES D. BUSER
My Comm. Exp. June 26, 2004

James D Buser
Notary Public

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26555 (9) NCTA