

Inst # 2014005230 Wed Feb 12 08:21:30 CST 2014  
Filing Fee \$2553.25 Stamp Tax \$2531.25 cpodal  
Lancaster County, NE Assessor/Register of Deeds Office QCDEED  
Pages 3



AFTER RECORDING RETURN TO: *Real Estate Avenues, LLC*  
*808 P St. Suite 450*  
*Lincoln, NE 68508*  
QUITCLAIM DEED ~~4/20~~

THE GRANTOR, Andrew J. Ross and Kelly M. Ross, husband and wife, whether one or more, in consideration of One Dollar and other valuable consideration receipt of which is hereby acknowledged, quitclaims and conveys to REAL ESTATE AVENUES, LLC, a Nebraska limited liability company, Grantee, whether one or more, the following described real estate (as defined in Neb. Stat. 76-201) in Lancaster County, Nebraska:

See attached Exhibit "A"

Executed December 26, 2013.

*Andrew J. Ross*  
\_\_\_\_\_  
Andrew J. Ross  
*Kelly M. Ross*  
\_\_\_\_\_  
Kelly M. Ross

STATE OF NEBRASKA  
COUNTY OF LANCASTER

The foregoing instrument was acknowledged before me this 26 day of December, 2013, by Andrew J Ross and Kelly M. Ross, husband and wife.

*[Signature]*  
\_\_\_\_\_  
Notary Public

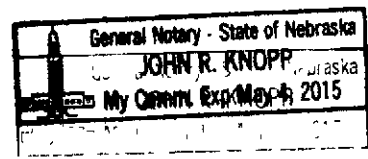


EXHIBIT "A"

HAVELOCK  
BETHANY  
SUNNYSIDE  
SHURTLEFFS  
MFO  
COTE

UNIFL

ADDRESS OF PROPERTY 6002 SAINT PAUL AVE LINCOLN, NE 68507  
LEGAL DESCRIPTION **UNIVERSITY PLACE, BLOCK 61, Lot 7, EX N60' & LOT 8 EX N60' & EX E10'**

ADDRESS OF PROPERTY 4112 TOUZALIN AVE LINCOLN, NE 68507  
LEGAL DESCRIPTION **HAVELOCK, BLOCK 63, Lot 8**

ADDRESS OF PROPERTY 2420 N COTNER BLVD LINCOLN, NE 68507  
LEGAL DESCRIPTION: **BETHANY HEIGHTS, BLOCK 12, S50' NW1/4**

ADDRESS OF PROPERTY 1911 N 63 ST LINCOLN, NE 68505  
LEGAL DESCRIPTION **SHURTLEFFS REPLAT L16 LEMONS SUB, Lot 4**

ADDRESS OF PROPERTY 354 N 28 ST LINCOLN, NE 68503  
LEGAL DESCRIPTION **SUNNYSIDE ADD, BLOCK 3, Lot 18, W43' E83' & W118' LOT 19**

ADDRESS OF PROPERTY 4529 HOLDREGE ST LINCOLN, NE 68503  
LEGAL DESCRIPTION: **MOUNT FOREST, BLOCK 3, Lot 2, W19' & LOT 3 EX N7' & LOT 4 E1/2 EX N7' & N1/2 VAC ALLEY ADJ**

ADDRESS OF PROPERTY 3215 N 70 ST LINCOLN, NE 68507  
LEGAL DESCRIPTION **FIRST ADDITION TO COTNER TERRACE, BLOCK 8, Lot 13**

EXHIBIT "A"

ARRERE LINCOLN COHO  
LINCOLN KEYSTONES  
NOTE  
GRPL

ADDRESS OF PROPERTY 10441 N 136 ST WAVERLY, NE 68462  
LEGAL DESCRIPTION **COVENTRY PLACE ADD, BLOCK 2, Lot 2**

ADDRESS OF PROPERTY 1428 N 14 ST LINCOLN, NE 68508  
LEGAL DESCRIPTION **COTTAGE HOME ADDITION, BLOCK 3, Lot 19**

ADDRESS OF PROPERTY 440 N 26 ST LINCOLN, NE 68503  
LEGAL DESCRIPTION **KEYSTONES ADDITION, BLOCK 2, Lot 4, N44 2/3' W112'**

ADDRESS OF PROPERTY 338 G ST LINCOLN, NE 68508  
LEGAL DESCRIPTION **LINCOLN ORIGINAL, BLOCK 140, Lot 11, W1/2**

ADDRESS OF PROPERTY 213 E ST LINCOLN, NE 68508  
LEGAL DESCRIPTION **LINCOLN ORIGINAL, BLOCK 196, Lot 4**

ADDRESS OF PROPERTY 4030 LINDSEY CIR LINCOLN, NE 68524  
LEGAL DESCRIPTION **ARNOLD HEIGHTS REPLAT OF ARNOLD HEIGHTS, BLOCK 7, Lot 45**

ADDRESS OF PROPERTY 179 MORMON TRL LINCOLN, NE 68521  
LEGAL DESCRIPTION **NORTHWEST TERRITORY, BLOCK 5, Lot 27**

ADDRESS OF PROPERTY 1905 HARTLEY ST LINCOLN, NE 68521  
LEGAL DESCRIPTION **GROVELAND PLACE, BLOCK 2, Lot 9**



**AFFIDAVIT OF IDENTITY**

STATE OF NEBRASKA )  
 ) ss.  
COUNTY OF LANCASTER )

RE: See attached Legal Descriptions ("PROPERTIES")

Andrew Ross, being first duly sworn upon oath, deposes and states:

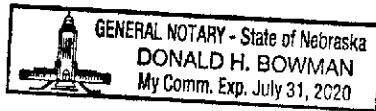
1. I am the Manager and sole Member of Andrew Ross Real Estate, LLC, a Nebraska Limited Liability Company (f/k/a Real Estate Avenues, LLC).
2. The previous name of said Limited Liability Company (Real Estate Avenues, LLC) was changed to "Andrew Ross Real Estate, LLC" on December 30, 2016, upon the filing of an Amended Certificate of Organization of Limited Liability Company with the Nebraska Secretary of State's office.
3. Each of the properties described in **Exhibit "A"** attached hereto and made a part hereof is owned by Andrew Ross Real Estate, LLC (f/k/a Real Estate Avenues, LLC).
4. Andrew Ross Real Estate, LLC is the same Limited Liability Company formerly known as Real Estate Avenues, LLC, despite the discrepancy in names, by reason of the change of name by the Amended Certificate of Organization referenced above. By reason of said Amended Certificate changing the name of the LLC, each of the properties referenced in **Exhibit "A"** attached hereto are vested in Andrew Ross Real Estate, LLC.

DATED: December 30, 2016.

Andrew Ross

SUBSCRIBED AND SWORN to before me this 30th day of December, 2016 by Andrew Ross.

Notary Public



**EXHIBIT "A"**

*Keystones  
Lincoln  
Mechanics  
Hartley  
Copp  
Univ  
Bethany  
Moro*

<b>ADDRESS</b>	<b>LEGAL DESCRIPTION</b>
440 N. 26 St. Lincoln, NE	The North 44 2/3 Feet of the West 112 Feet of Lot 4, Block 2, Keystone Addition, Lincoln, Lancaster County, Nebraska
338 G St. Lincoln, NE	The West 1/2 of Lot 11, Block 140, Lincoln Original, Lincoln, Lancaster County, Nebraska
213 E St. Lincoln, NE	Lot 4, Block 196, Lincoln Original, Lincoln, Lancaster County, Nebraska
236 W. E St. Lincoln, NE	Lot 26, Block 3, Mechanics Addition, Lincoln, Lancaster County, Nebraska
4030 Lindsey Cir. Lincoln, NE	Lot 45, Block 7, Arnold Heights Replat of Arnold Heights, Lincoln, Lancaster County, Nebraska
1905 Hartley St. Lincoln, NE	Lot 9, Block 2, Groveland Place Addition, Lincoln, Lancaster County, Nebraska
6002 St. Paul Ave. Lincoln, NE	Lot 7, EXCEPT the north 60 Feet, and Lot 8, EXCEPT the North 60 Feet and EXCEPT the East 10 Feet, Block 61, University Place Addition, Lincoln, Lancaster County, Nebraska
2420 N. Cotner Blvd. Lincoln, NE	The South 50 Feet of the Northwest Quarter of Block 12, Bethany Heights, Lincoln, Lancaster County, Nebraska
4529 Holdrege St. Lincoln, NE	The West 19 Feet of Lot 2 EXCEPT the North 7 Feet thereof, Lot 3 EXCEPT the North 7 Feet thereof, and the East 1/2 of Lot 4, EXCEPT the North 7 Feet thereof, and the North 1/2 of the Vacated Alley abutting thereon, Block 3, Mount Forest Addition, Lincoln, Lancaster County, Nebraska



**CORRECTIVE AFFIDAVIT OF IDENTITY**

STATE OF NEBRASKA            )  
  ) ss.  
COUNTY OF LANCASTER        )

RE: See attached Legal Descriptions (“**PROPERTIES**”)

Andrew Ross, being first duly sworn upon oath, deposes and states:

1. I am the Manager and sole Member of Kelly Ross Real Estate, LLC, a Nebraska Limited Liability Company (f/k/a Real Estate Avenues, LLC).
2. The previous name of said Limited Liability Company (Real Estate Avenues, LLC) was changed to “Kelly Ross Real Estate, LLC” on January 10, 2017, upon the filing of an Amended Certificate of Organization of Limited Liability Company with the Nebraska Secretary of State’s office.
3. Each of the properties described in **Exhibit “A”** attached hereto and made a part hereof is owned by Kelly Ross Real Estate, LLC (f/k/a Real Estate Avenues, LLC).
4. Kelly Ross Real Estate, LLC is the same Limited Liability Company formerly known as Real Estate Avenues, LLC, despite the discrepancy in names, by reason of the change of name by the Amended Certificate of Organization referenced above. By reason of said Amended Certificate changing the name of the LLC, each of the properties referenced in **Exhibit “A”** attached hereto are vested in Kelly Ross Real Estate, LLC.
5. This Corrective Affidavit of Identity is to correct the Affidavit of Identity dated December 30, 2016 and recorded in the office of the Register of Deeds of Lancaster County, Nebraska, on December 30, 2016, as Instrument No. 2016-055270 which incorrectly identified the amended name of said Limited Liability Company to Andrew Ross Real Estate, LLC, when in fact the correct amended name is Kelly Ross Real Estate, LLC. The prior Affidavit of Identity is amended accordingly, and this Corrective Affidavit of Identity is substituted in place thereof.

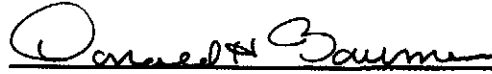
*Bowman & Coe*

DATED: January 6, 2017.



Andrew Ross

SUBSCRIBED AND SWORN to before me this <sup>6th</sup> ~~6th~~ day of <sup>January</sup> ~~December~~, 201<sup>7</sup> ~~8~~ by Andrew Ross. AS



Notary Public



**EXHIBIT "A"**

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*Keystone*

*Lincoln*

*Mechanics*

*HERE*

*CEPT*

*UNPL*

*Bethany*

*Moko*