



DEED 2017072748



SEP 13 2017 13:41 P 1

Nebr Doc Stamp Tax
09-13-2017 Date
\$ 742.50
By MB

Fee amount: 10.00
FB: 16-32600
COMP: MB

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
09/13/2017 13:41:57.00



2017072748

WARRANTY DEED

THE GRANTOR, Cheran Investments LLC, a Nebraska limited liability company in consideration of One Dollar and other valuable consideration, receipt of which is hereby acknowledged, hereby conveys to **Spielbound Board Game Cafe, LLC, a Nebraska limited liability company, GRANTEE**, the following described real estate (as defined in Neb. Rev. Stat. 76-201) in Douglas County, NE:

Lot 8, in Reeds 6th Addition, an Addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska.

THE GRANTOR covenants with GRANTEE that GRANTOR:

- (1) is lawfully seized of such real estate and that it is free from encumbrances subject to easements, reservations, covenants and restrictions of record, and subject to all regular taxes and special assessments;
- (2) has legal power and lawful authority to convey the same; and
- (3) warrants and will defend the title to the real estate against the lawful claims of all persons.

Date: 9/6/2017

Cheran Investments LLC, a Nebraska limited liability company,

By:
Arogyaswami Nirmal Raj, Member

By:
Hemalatha C. Nirmalraj, Member

STATE OF NEBRASKA)
COUNTY OF Douglas)ss.

The foregoing instrument was acknowledged before me on this 6 day of September, 2017, by Arogyaswami Nirmal Raj, Member* and on behalf of Cheran Investments LLC, a Nebraska limited liability company. Arogyaswami Nirmal Raj* personally appeared before me, a General Notary Public for the State of Nebraska, and is either personally known to me or was identified by me through satisfactory evidence.

*and Hemalatha C. Nirmalraj, Member

Notary Public

25207C-17

