

DEED Inst. # 2017086444, Pg: 1 of 2 Rec Date: 10/26/2017 10:46:45.357
Fee Received: \$16.00 NE Documentary Stamp Tax Fee:\$1,732.50 Electronically Recorded By: MJ
Douglas County, NE Assessor/Register of Deeds DIANE L. BATTIATO

WARRANTY DEED

FRA-Dodge18-Omaha, LLC, a Nebraska limited liability company, GRANTOR, whether one or more, in consideration of One Dollar and other good and valuable consideration received from GRANTEE, 1802 Acquisition, LLC, a Nebraska limited liability company, conveys to GRANTEE, the following-described real estate (as defined in Neb. Rev. Stat. 76-201).

The East 45.17 feet of Lot Six (6), and all of Lots Seven (7), and Eight (8), Block Eighty-Four (84), Original City of Omaha, in Douglas County, Nebraska; Together with the South 40 feet of Lot One (1), Block Eighty-Four (84), Original City of Omaha, in Douglas County, Nebraska, more particularly described as follows: Beginning at the Southeast corner of said Lot Eight (8) in Block Eighty-Four (84); thence South 89 degrees 46 minutes 25 seconds West (an assumed bearing relative to all bearings contained herein) along the South line of said Block Eighty-Four (84) for a distance of 177.78 feet; thence North 00 degrees 13 minutes 15 seconds West along the West line of the East 45.17 feet of said Lot Six (6) in Block Eighty-Four (84) for a distance of 119.88 feet; thence North 89 degrees 36 minutes 39 seconds East along the North line of said Lots Six (6) and Seven (7) for a distance of 111.36 feet; thence North 00 degrees 21 minutes 07 seconds West along the West line of said Lot One (1) in Block Eighty-Four (84) for a distance of 40.00 feet; thence North 89 degrees 36 minutes 39 seconds East along the North line of the South 40.00 feet of said Lot One (1) in Block Eighty-Four (84) for a distance of 66.14 feet; thence South 00 degrees 24 minutes 46 seconds East along the East line of said Lot One (1) in Block Eighty-Four (84) for a distance of 40.00 feet; thence South 00 degrees 20 minutes 08 seconds East along the East line of said Lot Eight (8) in Block Eighty-Four (84) for a distance of 120.38 feet to the point of beginning.

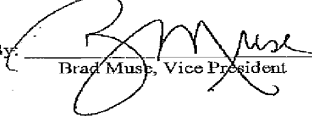
GRANTOR covenants with GRANTEE that GRANTOR:

- (1) is lawfully seized of such real estate and that it is free from encumbrances, except for any easements and restrictions now of record;
- (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.

Executed on this 24th day of October, 2017

FRA-DODGE18-OMAHA, LLC,
a Nebraska limited liability company

By: Farnam Realty Advisors, LLC,
a Nebraska limited liability company,
Sole Member

By: 
Brad Muser, Vice President

0276465
Please Return Recorded Document to:
Nebraska Title Company
14680 West Dodge Road, Suite 1
Omaha, NE 68154

State of Nebraska)
County of Douglas) ss.

The foregoing instrument was acknowledged before me on this 24th day of October, 2017, by Brad Muse as Vice President on behalf of Famam Realty Advisors, LLC, a Nebraska limited liability company and the Sole Member of FRA-DODGE18-OMAHA, LLC, a Nebraska limited liability company.



Abigail Jackson
Notary Public