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SUBMITTED_MISSOURI RIVER TITLE

NEBRASKA DOCUMENTARY
STAMP TAX
Mar 13, 2018
\$ 630.00 By LM

FILED SARPY CO. NE.
INSTRUMENT NUMBER
2018-05206
2018 Mar 13 09:52:01 AM
Sheryl J. Dowling
REGISTER OF DEEDS



After Recording Return To: Missouri River Title, 11239 Chicago Circle, Omaha, NE 68154 (402) 333-1025

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT, EPIC CONSTRUCTION, LLC, a Nebraska Limited Liability Company, herein called the Grantor, whether one or more, in consideration of One Dollar and other valuable consideration received from Grantee(s), does hereby grant, bargain, sell, convey, and confirm unto SANOMA, LLP, A Nebraska Limited Liability Partnership herein called the Grantee, whether one or more, the following described real property:

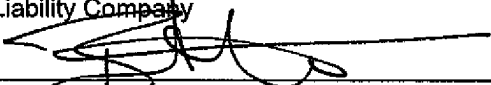
Tax Lots 9E1, 9E2 and 9F1, located in the SW 1/4 of Section 23, Township 14 North, Range 13 East of the 6th P.M., Sarpy County, Nebraska excepting therefrom lands embraced in public right of way and less that part sold and conveyed to the State of Nebraska by Warranty Deed, Dated January 27, 1942 and Recorded March 14, 1942 in Book 60 at Page 348 of the Deed Records.

To have and to hold the above described premises together with all tenements, hereditaments and appurtenances thereto belonging unto the Grantee and to Grantee's heirs and assigns forever.

The Grantor does hereby covenant with the Grantee and with Grantee's heirs and assigns that Grantor is lawfully seized of said premises; that said premises are free from encumbrances except covenants, easements and restrictions of record and all regular taxes and special assessments, except those levied or assessed subsequent to date hereof; that Grantor has right and lawful authority to convey the same; and that Grantor warrants and will defend the title to said premises against the lawful claims of all persons whomsoever.

Dated effective this 12th day of March, 2018.

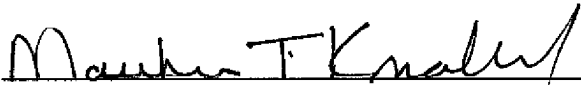
EPIC CONSTRUCTION, LLC, a Nebraska Limited Liability Company



Brian Moore, Manager

State of Nebraska)
) ss.
County of Douglas)

The foregoing WARRANTY DEED was acknowledged before me on this 9 day of March, 2018, by Brian Moore, Manager of EPIC CONSTRUCTION, LLC, a Nebraska Limited Liability Company, on behalf of said business entity as his free and voluntary act and deed.



Notary Public
My commission expires: _____

Return to: Missouri River Title
 SANOMA, LLP

