



DEED 2004165396



DEC 23 2004 08:38 P 1

Notar Doc Stamp Tax
12-23-04 Date
\$ 1,260.00
By <i>LS</i>

Received - RICHARD TAKECHI  
Register of Deeds, Douglas County, NE  
12/23/2004 08:38:39.01  
 2004165396

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT, **Alvin L. Pugh and Beverly F. Pugh, Husband and Wife**, herein called the Grantor whether one or more, in consideration of One Dollar and other valuable consideration received from Grantee, do hereby grant, bargain, sell, convey and confirm unto **JDS Properties, LLC**, herein called the Grantee whether one or more, the following described real property:

**Parcel A: Lot One (1), Bellair Gardens Replat 2, being a replat of Lots 11, 12 and the East 5.00 feet in width of Lot Thirteen, Bellair Gardens, an Addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska** *53-02663*

**Parcel B: The West 75 feet of Lot Thirteen (13), Bellair Gardens, an Addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska** *02660*

**Parcel C: Lot Two (2), Bellair Gardens Replat 2, being a replat of Lots 11, 12 and the East 5.00 feet in width of Lot Thirteen, Bellair Gardens, an Addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska**

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.

And the Grantor does hereby covenant with the Grantee and with Grantee's heirs and assigns that Grantor is lawfully seized of said premises; that they are free from encumbrances except covenants, easements and restrictions of record; 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.

December 16, 2004

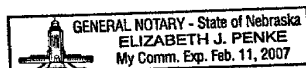
*Alvin L. Pugh*  
Alvin L. Pugh

*Beverly F. Pugh*  
Beverly F. Pugh

*a*  
FEE 6.50 FB 53-02660  
*1/3* BKP \_\_\_\_\_ C/O \_\_\_\_\_ COMP 9  
DEL \_\_\_\_\_ SCAN \_\_\_\_\_ FV \_\_\_\_\_

STATE OF NEBRASKA )  
 ) ss.  
COUNTY OF DOUGLAS )

The foregoing instrument was acknowledged before me this 16<sup>th</sup> day of December, 2004, by Alvin L. Pugh and Beverly F. Pugh, husband and wife.



*Elizabeth J. Penke*  
Notary Public  
My Commission expires: 2-11-07



20046323

\$6.50

*✓ 12070*  
*✓ 2416*