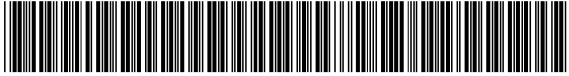


DEED 2017002061



JAN 09 2017 14:43 P 1

Nebr Doc Stamp Tax
01-09-2017 Date
\$ 207.00
By DW

Fee amount: 10.00
FB: 43-02892
COMP: DW

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
01/09/2017 14:43:47.00



2017002061

Return To:
Ambassador Title Services
331 Village Pointe Plaza, Ste 102
Omaha, NE 68118

WARRANTY DEED

Mountaintop Investments, LLC a Nebraska limited liability company

Grantor, in consideration of One Dollar and other valuable consideration, receipt of which is hereby acknowledged, does hereby grant, bargain sell, convey and confirm unto

Block 61 Studios, LLC a Nebraska limited liability company

Grantee, whether one or more, the following described real estate (as defined in Neb. Rev. Stat. 76-201) in Douglas County, Nebraska, more particularly described as follows;

Lot One (1), Benson Replat 12, an Addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska, together with the South Half of vacated alley adjoining on the North.

The Grantor covenants with the 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, if any, and subject to all regular and special assessments;
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend the title to the real estate against the lawful claims of all persons.

Executed this 4 day of January, 2017.

Mountaintop Investments, LLC a Nebraska limited liability company

Todd W. Schneidewind
Todd W. Schneidewind, Sole Member

State of Nebraska

County of Douglas

The foregoing instrument was acknowledged before me on this 4 day of January, 2017, by Todd W. Schneidewind, Sole Member of Mountaintop Investments, LLC a Nebraska limited liability company.

Maria Oliver Totten
Notary Public

My commission Expires: 9-17-18

