



DEED 2015109086



DEC 30 2015 14:29 P 2

Nebr Doc Stamp Tax
12-30-2015 Date
\$ Ex005
By PN

Fee amount: 16.00  
FB: 59-41682  
COMP: PN

Received - DIANE L. BATTIATO  
Register of Deeds, Douglas County, NE  
12/30/2015 14:29:13.00



2015109086

RETURN TO: Christina M. Fink, Esq., McGill, Gotsdiner, Workman & Lepp, P.C., L.L.O., 11404 W. Dodge Rd., Ste 500, Omaha, NE 68154-2584  
Space Above Reserved for Recording Information

### GENERAL WARRANTY DEED

GRANTOR, **Mary Joy Anderson**, a single person, in consideration of ONE AND NO/100 DOLLARS (\$1.00) and other good and valuable consideration received from GRANTEE, **Anderson Properties Co.**, a Nebraska general partnership, conveys to GRANTEE that certain real estate (as defined in NEB. REV. STAT. § 76-201) as described in Schedule A hereto. GRANTOR covenants with GRANTEES that GRANTOR:

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

**\*\*\*This deed is exempt from the Nebraska Documentary Stamp Tax pursuant to Nebraska Revised Statute Section 76-902(5)(a) as a deed transferring property to a family partnership.\*\***

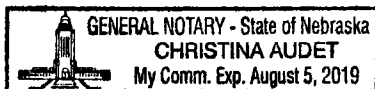
Executed as of the 31<sup>st</sup> day of December, 2015.

GRANTOR:

*Mary Joy Anderson*  
Mary Joy Anderson

STATE OF NEBRASKA            )  
  ) ss.  
COUNTY OF DOUGLAS        )

The foregoing instrument was acknowledged before me a Notary Public this 28<sup>th</sup> day of December, 2015, by **Mary Joy Anderson** and acknowledged to be her voluntary act and deed.



*Christina Audet*  
Notary Public

**Schedule A**  
**LEGAL DESCRIPTION**

Lot 1, in Webster Addition, an Addition to the City of Omaha, as surveyed, platted and recorded, in Douglas County, Nebraska, EXCEPT that part thereof conveyed to the State of Nebraska, Department of Roads by Warranty Deed dated September 18, 2003 and recorded December 9, 2003 as Instrument No. 2003235880 of the Records of Douglas County, Nebraska.