

### WARRANTY DEED

**KNOW THAT ALL MEN BY THESE PRESENTS THAT I, Tim J. Bousek, a single person, GRANTOR, herein called the grantor, in consideration of One Dollar and other valuable consideration received from grantees, do hereby grant, bargain, sell, convey, and confirm unto Audio Visions, Inc., an Arizona corporation, herein called the grantee whether one or more, the following described real property in Lancaster County, Nebraska:**

**The South Half of Lot 2 and all of Lot 3, Baldwin's Subdivision of Lots 5 and 6, Block 67, University Place, Lincoln, Lancaster County, Nebraska, EXCEPT THE West 43 feet of the South Half of Lot 2.**

To have and hold above described premises together with all tenements, hereditaments and appurtenances thereto belonging unto the grantees and their assigns, or to the heirs and assigns of the survivor of them forever.

And the grantor does hereby covenant with the grantee and their assigns and with the heirs and assigns of the survivor of them that grantor is lawfully seized of said premises; that they are free from any encumbrance 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 good 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.

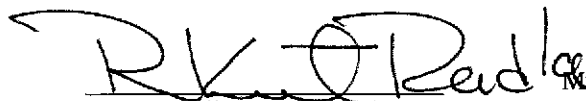
Executed: August 15, 2016

  
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Tim J. Bousek, Grantor

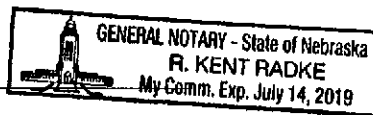
STATE OF NEBRASKA )

COUNTY OF LANCASTER)

The foregoing instrument was acknowledged before me this 15 day of August, 2016 by Tim J. Bousek, a single person, Grantor.

  
\_\_\_\_\_  
Notary Public

My Commission expires on \_\_\_\_\_



NO  
BALDWINSSU