



DEED 2012041474



MAY 01 2012 08:58 P 1

Nebr Doc Stamp Tax
5-1-12
Date
5/1/12
By <i>[Signature]</i>

Deed
FEE 5.50 FB 04.8000
BKP _____ C/O _____ COMPLE
DEL _____ SCAN _____ FV _____

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
5/1/2012 08:58:45.96



2012041474

After Recording Return To: Missouri River Title, 11317 Davenport Street, Omaha, NE 68154

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT I or WE, **JEFFREY K. MANN AND JANICE MERRILL, HUSBAND AND WIFE AS JOINT TENANTS**, Grantor herein, 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 Steve Lustgarten, a single person, herein called the Grantee, whether one or more, the following described real property:

Lot 3, Block 22, South Omaha City Lots, now 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 the 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 this 30 day of April, 20 12.

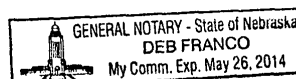
[Signature]
Jeffrey K. Mann
[Signature]
Janice Merrill

STATE OF Nebraska
COUNTY OF Douglas

The foregoing instrument was acknowledged before me on this 30th day of April, 2012, by Jeffrey K. Mann and Janice Merrill, husband and wife as joint tenants.

[Signature]
Notary Public

RETURN TO: MRT #5
Steve Lustgarten, ~~No, No, No~~
6548 County Square Lane
Omaha NE 68155



✓ 58767