

DFFD 2015084670



OCT 06 2015 12:29 P 2

Nebr Doc Stamp Tax 10-06-2015 Date \$ 360.00 By CC

Fee amount: 16.00 FB: 0c-29227 COMP: CC

Received – DIANE L. BATTIATO Register of Deeds, Douglas County, NE 10/06/2015 12:29:13.00

After Recording Return To: First American Title, 215 S. State St. Ste 380, Salt Lake City, UT 84111

## WARRANTY DEED

ROCKWELL OMAHA, LLC, A Utah Limited Liability Company GRANTOR, in consideration of One Dollar and other valuable consideration received from GRANTEE, Robert Gorney & Cathy Gorney, conveys to GRANTEE an undivided **2.92**% interest the following described real estate (as defined in Neb. Rev. Stat. §76-201):

Lot 1, Replat 2, in Pacific Springs Vista, A Subdivision, as Surveyed, Platted and Recorded in Douglas County, Nebraska.

GRANTOR covenants (jointly and severally, if more than one) with GRANTEE that GRANTOR:

- is lawfully seized of such real estate and that it is free from encumbrances, except real
  estate taxes, special assessments, easements, covenants, encumbrances, and other
  restrictions of record;
- 2. has legal power and lawful authority to convey the same; and
- 3. warrants and will defend title to the real estate against the lawful claims of all persons claiming the same or any part thereof by, through, or under Grantor.

Together with an assignment of **2.92**% undivided interest in and to that certain lease between Rockwell Omaha, LLC a Utah limited liability company (Landlord) & Noah Operations Omaha, NE, LLC a Utah limited liability company (Tenant), dated June 23, 2015, including any and all addenda thereto.

Dated this 28<sup>th</sup> day of September, 2015.

ROCKWELL OMAHA, LLC, A Utah Limited

Liability Company

By: Christopher J. Ashby, Manager

State of Utah ) ss. County of Salt Lake )

The foregoing instrument was acknowledged before me on this  $28^{th}$  day of September, 2015, by Christopher J. Ashby, Manager of ROCKWELL OMAHA, LLC, A Utah Limited Liability Company, as his free and voluntary act and deed for and on behalf of said company.

Notary Public
My commission expires: 2/11/16

AFTER RECORDING RETURN TO:

First American Title Attn: Aaron Hansen 215 South State Street, Suite 380 Salt Lake City, UT 84111

SEND TAX NOTICES TO:

Sentinel Management Group, LLC 5406 W 11000 North Ste 103-134 Highland, UT 84003

JORDAN S. NELSON NOTARY PUBLIC • STATE OF UTAH COMMISSION NO. 651805 COMM. EXP. 02-11-2016