



DEED 2015096859



NOV 16 2015 14:22 P 2

Nebr Doc  
Stamp Tax

11-16-2015

Date

\$ 225.00

By DW

Fee amount: 16.00  
FB: 0C-29227  
COMP: DWReceived - DIANE L. BATTIATO  
Register of Deeds, Douglas County, NE  
11/16/2015 14:22:11.00

2015096859

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, Aras Capital Co. (an Illinois Corporation), conveys to GRANTEE an undivided **1.83%** 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:

1. 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 **1.83%** 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 6<sup>th</sup> day of November, 2015.

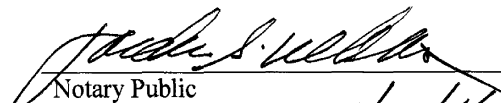
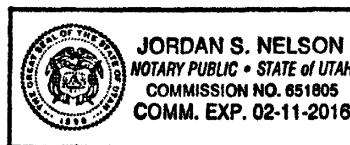
ROCKWELL OMAHA, LLC, A Utah Limited Liability Company



By: Christopher J. Ashby, Manager

State of Utah )  
 ) ss.  
County of Salt Lake )

The foregoing instrument was acknowledged before me on this 6<sup>th</sup> day of November, 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