



DEED 2007076126



JUL 06 2007 08:36 P 1

Deed
FEE 5.90 FB 53-05432
DKP _____ C/O _____ COMP MB
TEL _____ SCAN _____ FV _____

Nebr Doc Stamp Tax
7/6/07
Date
\$2250.⁰⁰
By JB

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
7/6/2007 08:36:41.37
2007076126

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT I, or WE, Cass Street, LLC, a Nebraska Limited Liability Company, herein called the grantor 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 EHPV Real Estate Group, LLC, a Nebraska Limited Liability Company, herein called the grantee whether one or more, the following described real property in Douglas, County, NE:

Lot 7, Cass Street Replat, an addition to the City of Omaha, in Douglas County, Nebraska.

To have and to hold the above described premises together with all tenements, hereditaments, appurtenances and reservations 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 said premises; that they are free from 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.

Dated: 6/21/2007

Cass Street LLC, a Nebraska Limited Liability Company

Joseph H. Carter
By: Joseph H. Carter, member

STATE OF NE)
)ss.
COUNTY OF Douglas)

The foregoing instrument was acknowledged before me this 21 day of June, 2007 by Cass Street LLC, a Nebraska Limited Liability Company by Joseph H. Carter, member, on behalf of said Limited Liability Company.

Melinda Munk
Notary Public

My Commission expires: 6-6-10

GENERAL NOTARY - State of Nebraska
MELINDA MUNK
My Comm. Exp. June 6, 2010

(32)
577-117

14016



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To have and to hold the above described premises together with all tenements, hereditaments, appurtenances and reservations 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 said premises; that they are free from 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.

Dated: 6/21/2007

Cass Street LLC, a Nebraska Limited Liability Company

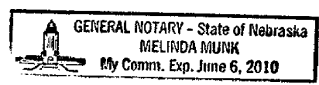
Joseph H. Carter
By: Joseph H. Carter, member

STATE OF NE)
)ss.
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