

**AFTER RECORDING RETURN TO:**

Charter Title & Escrow Services, Inc.  
6333 Apples' Way, Suite 115  
Lincoln, NE 68516  
402-435-1244

**WARRANTY DEED**

**Sergey Manouilov and Charysse Manouilov, husband and wife, GRANTOR**, in consideration of Two Dollars (\$2.00) and other good and valuable consideration received from GRANTEE convey to GRANTEE

**Pennsylvania Avenue Properties, LLC, a Nebraska Limited Liability Company,**

the following described real estate (as defined in Neb. Stat. 76-201) in Lancaster County, Nebraska:

**Lot Two (2), Block Four (4), Highlands Townhomes, Lancaster County, Nebraska.**

**Lot Fifty (50), Lakeside Village Third Addition, Lincoln, Lancaster County, Nebraska.**

GRANTOR covenants with GRANTEE that GRANTOR:

- (1) is lawfully seised of such real estate, that it is free from encumbrances, except easements, restrictions and reservations of records, and subject to all regular taxes and special assessments;
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend title to the real estate against the lawful claims of all persons.

Executed this 21 day of August, 2017.

  
Sergey Manouilov

  
Charysse Manouilov

HIGTO

STATE OF Virginia  
COUNTY OF Norfolk

The foregoing instrument was acknowledged before me this 21 day of August, 2017 by Sergey Manouilov and Charysse Manouilov, husband and wife.

Donna M. Leach  
Notary Public

Donna M. Leach  
NOTARY PUBLIC  
Commonwealth of Virginia  
Reg. #7584137  
My Commission Expires 4/30/2018