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Mar 25, 2015
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FILED SARPY CO. NE.
INSTRUMENT NUMBER
2015-06306
2015 Mar 25 10:42:55 AM
Sheryl J. Quiring
REGISTER OF DEEDS


WARRANTY DEED

KNOW THAT ALL MEN BY THESE PRESENTS THAT John H. Wear, a single person, Christopher D. Wear, a single person and Susan E. Wear, a single person, herein called the grantor whether one or more, in consideration of **One Dollar and other valuable consideration** received from grantees, do hereby bargain, sell, convey, and confirm unto **J & H Investments, L.L.C., a Nebraska limited liability company,** the following described real property in **Sarpy** County, Nebraska:

Part of Tax Lot Four (4), in Section Twenty-Three (23), Township Fourteen (14) North, Range Eleven (11) East of the 6th P.M., except Meadows Boulevard and except that part platted as Lakeview South and except that part platted as Lakeview South No. 7 Replat 1, and except those parts conveyed to the State of Nebraska for highway purposes, subject to statutory roads, in Sarpy County, Nebraska, more particularly described as follows: Beginning at the Southwest corner of the East Half of the Northeast Quarter (E $\frac{1}{2}$ NE $\frac{1}{4}$) of said Section Twenty-Three (23); thence North 89 degrees 59 minutes 27 seconds East (assumed bearing) 300.57 feet on the South line of said East Half (E $\frac{1}{2}$) to the West line of 147th Street; thence North 00 degrees 26 minutes 39 seconds East 95.01 feet on the West line of 147th Street to the North line of Meadows Boulevard; thence North 89 degrees 59 minutes 29 seconds East 404.25 feet on the North line of Meadows Boulevard to the Southwest corner of Lot One (1), Lakeview South II, a subdivision in said Sarpy County; thence North 00 degrees 51 minutes 32 seconds East 1,446.59 feet on the West line of Lot One (1), said Lakeview South II and on the West lines of Lots One (1) and Two (2), Lakeview South II Replat 6 and the West line of Lot Two (2) Lakeview South II Replat 2, both subdivisions in said Sarpy County to the Northwest corner of said Replat 2; thence North 89 degrees 13 minutes 02 seconds West 716.72 feet to the West line of said East Half (E $\frac{1}{2}$); thence South 00 degrees 23 minutes 28 seconds West 1,551.37 feet on the West line of said East Half (E $\frac{1}{2}$) to the point of beginning.

To have and hold above described premises together with all tenements, hereditaments and appurtenances thereto belonging unto the grantees and their assigns.

And the grantor does hereby covenant with the grantees and their assigns that grantor is lawfully seized of said premises; that they are free from any 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.

Executed March 23, 2015.

John H. Wear
John H. Wear

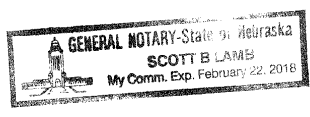
Christopher D. Wear
Christopher D. Wear

Susan E. Wear

State of Nebraska

§

County of Douglas



The foregoing instrument was acknowledged before me this 23rd day of March, 2015 by **John H. Wear.**

Scott B. Lams
Notary Public

State of Nebraska

§

County of Douglas



The foregoing instrument was acknowledged before me this 23rd day of March, 2015 by **Christopher D. Wear.**

Scott B. Lams
Notary Public

0261383

John H. Wear

Christopher D. Wear

Susan E. Wear 3/25/15
Susan E. Wear

See Attached
Notary Document

State of _____

§

County of _____

The foregoing instrument was acknowledged before me this _____ day of March, 2015 by
John H. Wear.

Notary Public

State of _____

§

County of _____

The foregoing instrument was acknowledged before me this _____ day of March, 2015 by
Christopher D. Wear.

Notary Public

0761282

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.


State of California
County of CONTRA COSTA

On MARCH 23rd 2015 before me, GARRETT BUSSE , NOTARY PUBLIC
(insert name and title of the officer)

personally appeared SUSAN E. WEAR,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)

