



DEED 2014085256



OCT 30 2014 14:52 P 2

Nebr Doc Stamp Tax
10-30-2014 Date
\$1642.50
By MB

Fee amount: 16.00
FB: MC-42922
COMP: MB

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
10/30/2014 14:52:14.00



After Recording Return To: Missouri River Title, 11239 Chicago Circle, Omaha, NE 68154 (402) 333-1025

SPECIAL WARRANTY DEED

BUCK'S, INC., a Nebraska Corporation, GRANTOR, in consideration of One Dollar and other valuable consideration received from GRANTEE, **SAMMY'S LLC, a Nebraska Limited Liability Company**, conveys to GRANTEE the following described real estate (as defined in Neb. Rev. Stat. §76-201):

Lot 6, West Point Replat 1, an Addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska, together with non-exclusive access easement rights appurtenant thereto as established by Reciprocal Permanent Access Easement and Maintenance Agreement dated October 15, 2002 and recorded October 15, 2002, in Book 1427 at Page 286 of the Miscellaneous Records of Douglas County, Nebraska.

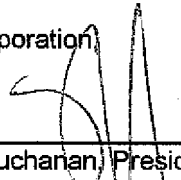
GRANTOR covenants (jointly and severally, if more than one) with GRANTEE that GRANTOR:

1. is lawfully seized of such real estate and that it is free from encumbrances except those matters 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.

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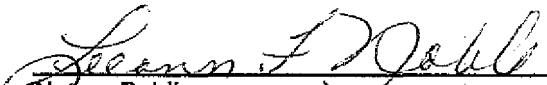
Dated this 30th day of October, 2014.

BUCK'S INC.,
A Nebraska Corporation

By: 
Steven J. Buchanan, President

State of Nebraska)
) ss.
County of Douglas)

The above and foregoing Special Warranty Deed was acknowledged before me on this 30th day of October, 2014, by STEVEN J. BUCHANAN, President of BUCK'S, INC., a Nebraska Corporation, as his free and voluntary act and deed for and on behalf of said Corporation.


Notary Public
My commission expires: March 10, 2017

