



DEED 2016042221



JUN 02 2016 17:08 P 2

Nebr Doc  
Stamp Tax

06-02-2016  
Date

\$14841.00

By MS

Fee amount: 16.00  
FB: M1-22282  
COMP: MS

Received - DIANE L. BATTIATO  
Register of Deeds, Douglas County, NE  
06/02/2016 17:08:08.00



2016042221

Don R. Janssen - #18584  
Cline Williams Wright Johnson  
& Oldfather, L.L.P.  
233 S. 13<sup>th</sup> St., #1900  
Lincoln, NE 68508

### **WARRANTY DEED**

West Center Land, LLC, a Nebraska limited liability company, ("Grantor"), for good and valuable consideration receipt of which is hereby acknowledged, transfers and conveys to Fox Properties, Inc., a Nebraska corporation, ("Grantee") an undivided Eighty Percent (80.0%) interest as a tenant in common in the following described real estate located in Douglas County, Nebraska:

Lots Two (2) and Three (3), in Legacy Replat Eleven (11), an addition to the City of Omaha, Douglas County, Nebraska.


(the "Property")

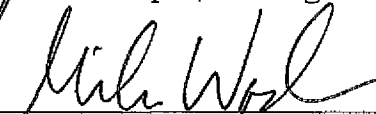
Grantor covenants with Grantee that Grantor:

1. Is lawfully seised of such real estate and that it is free from encumbrances except easements, covenants, and restrictions of record;
2. Has the legal power and lawful authority to convey the same;
3. Warrants and will defend Grantee's full title to the real estate against the lawful claims of all persons.

Effective as of October 9, 2015.

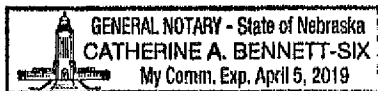
West Center Land, LLC, a Nebraska  
limited liability company, Grantor

By:   
John Klimpel, Manager

By:   
Mike Works, Manager

STATE OF NEBRASKA                    )  
  ) ss  
COUNTY OF LANCASTER            )

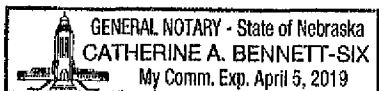
The foregoing instrument was acknowledged before me this 1st day of  
June, 2016, by John Klimpel, Manager of West Center Land, LLC.



  
Notary Public

STATE OF NEBRASKA                    )  
  ) ss  
COUNTY OF LANCASTER            )

The foregoing instrument was acknowledged before me this 1st day of  
June, 2016, by Mike Works, Manager of West Center Land, LLC.



  
Notary Public