

DEED 201601453:

MAR 01 2016 09:49 P

Nebr Doc Stamp Tax 03-01-2016 Date \$ 297.00 By LC

Fee amount: 10.00 FB: 63-40900 COMP: LC

Received – DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
03/01/2016 09:49:52.00

RETURN TO: TASA, LLC c/o Core Bank Title & Escrow, 12100 W. Center Rd. Suite 501, Omaha NE 68144

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT I OR WE, Geraldine M.

Rogers, a single person, herein called the grantor whether one or more, in consideration of One Dollar and other good and valuable consideration received from grantee, do hereby grant, bargain, sell, convey and confirm unto TASA, LLC, a Nebraska limited liability company, herein called the grantee whether one or more, the following described real property in Douglas County, Nebraska:

Lot 37, Wears Sunny View, an addition to the City of Omaha, in Douglas County, Nebraska.

THE GRANTOR covenants with Grantee(s) that Grantor:

- (1) Is lawfully seized of such real estate and that it is free from encumbrances subject to easements, reservations, covenants and restrictions of record 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 the title to the real estate against the lawful claims of all persons.

Dated: 2/23/16
Geraldine M. Rogers
Geraldine M. Rogers
STATE OF NEBRASKA))SS:
)SS: COUNTY OF Douglas)
The foregoing instrument was acknowledged before me on $\frac{2/23//6}{}$, by Geraldine M. Rogers, a single person .
man Gall
Notary Public GENERAL NOTARY - State of Nebraska MARY M. ANDERSON My Comm. Exp. October 31, 2019
(a) Control of the co