



DEED 2007127776



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Received - DIANE L. BATTIATO
 Register of Deeds, Douglas County, NE
 11/15/2007 08:58:40.73



2007127776

WARRANTY DEED

JAMES F. CHAMPION AND NANCY L. CHAMPION, husband and wife, GRANTORS, in consideration of One Dollar (\$1.00) and other consideration received from James F. Champion and Nancy L. Champion, Trustees, or their successors in trust, under the JAMES F. CHAMPION LIVING TRUST, dated May 3, 2007, and any amendments thereto, GRANTEES, convey to Grantees, the following described real estate:

AN UNDIVIDED ONE-HALF INTEREST IN AND TO:

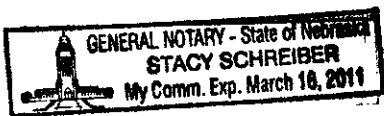
Parcel A: Lot 3, Block 2, Leavenworth Terrace, and that portion of the vacated alleys in Block 2, Leavenworth Terrace, an addition to the City of Omaha, said vacated alleys described as follows: Commencing at the Northwest corner of said Lot 3, running thence south 54 feet, along the West line of said Lot 3, thence East 114 feet along the South line of said Lot 3, to the Southeast corner of said Lot 3, thence South 6 1/2 feet, thence West 118 feet, thence North 60 1/2 feet, thence East 4 feet, to the place of beginning, all as surveyed, platted and recorded, Douglas County, Nebraska.

Parcel B: Lot 4, except the East 5.0 feet of the south 10.0 feet of said lot deeded to the City of Omaha for public purposes, and the East 57 feet of Lot 5, Block 2, Leavenworth Terrace, an addition to the City of Omaha, as surveyed, platted and recorded, and the South 1/2 of the vacated alley adjoining on the North, Douglas County, Nebraska.

Parcel C: The West 4 feet of Lot 5, all of Lot 6, and the East 25 feet of Lot 7, all in Block 2, Leavenworth Terrace, an addition to the City of Omaha, as surveyed, platted and recorded, together with the South 1/2 of the vacated alleys adjoining on the North, Douglas County, Nebraska.

GRANTORS covenant, jointly and severally (if more than one), with GRANTEES that GRANTORS are lawfully seized of such real estate and that it is free from encumbrances, except those of record; has legal power and lawful authority to convey the same; and warrants and will defend title to the real estate against the lawful claims of all persons.

EXECUTED this 10 day of October, 2007.



[Signature]
 JAMES F. CHAMPION, Grantor
[Signature]
 NANCY L. CHAMPION, Grantor

STATE OF NEBRASKA)
) ss.
 COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me on this 10 day of October, 2007, by JAMES F. CHAMPION and NANCY L. CHAMPION.

[Signature]
 Notary Public

Return to:
 Stephen P. Schmidt
 BLAZEK & ASSOCIATES, P.C., L.L.O.
 11580 West Dodge Road
 Omaha, Nebraska 68154
 (402) 496-3432

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