



DEED 2016088607



OCT 24 2016 17:08 P 2

Nebr Doc Stamp Tax
10-24-2016 Date
\$2898.00
By SB

Fee amount: 16.00
FB: 15-22120
COMP: SB

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
10/24/2016 17:08:48.00



SPECIAL WARRANTY DEED

VC Enterprises, LLC, a Nebraska limited liability company, GRANTOR, in consideration of Two Dollars and other good and valuable consideration received from GRANTEE, BH & JH Leavenworth, LLC, a Nebraska limited liability company, conveys to GRANTEE, the following described real estate, (as defined in Neb. Rev. Stat. § 76-201):

See Exhibit "A" attached hereto and made a part hereof

GRANTOR covenants with GRANTEE that GRANTOR

- 1) is lawfully seized of such real estate and that it is free from encumbrances, except easements, reservations, covenants and restrictions 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 through, by or under Grantor.

Executed: October 21, 2016

VC Enterprises, LLC, a Nebraska limited liability company

By: JAMES F. CHAMPION LIVING TRUST, DATED MAY 3, 2007, its Member

James F. Champion, Trustee

Nancy L. Champion, Trustee

By: ARNOLD E. VACANTI TRUST OF 2000, its Member

Arnold E. Vacanti, Trustee

Ann L. Vacanti, Trustee

STATE OF NEBRASKA
COUNTY OF DOUGLAS

} ss

The foregoing instrument was acknowledged before me on October 21, 2016 by James F. Champion and Nancy L. Champion, Trustees of the James F. Champion Living Trust, dated May 3, 2007, on behalf of the trust. James F. Champion and Nancy L. Champion personally appeared before me, a General Notary Public for the State of Nebraska, and is either personally known to me or was identified by me through satisfactory evidence.

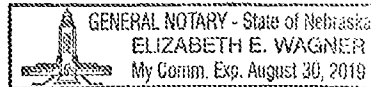
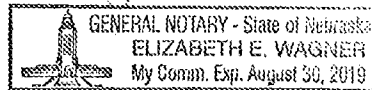
Elizabeth E. Wagner
Notary Public

STATE OF NEBRASKA
COUNTY OF DOUGLAS

} ss

The foregoing instrument was acknowledged before me on October 21, 2016 by Arnold E. Vacanti and Ann L. Vacanti, Trustees of the Arnold E. Vacanti Trust of 2000, on behalf of the trust. Arnold E. Vacanti and Ann L. Vacanti personally appeared before me, a General Notary Public for the State of Nebraska, and is either personally known to me or was identified by me through satisfactory evidence.

Elizabeth E. Wagner
Notary Public



18218C-16

EXHIBIT "A"

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, in Douglas County, Nebraska, EXCEPT the East 16 feet thereof.

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, EXCEPT the East 16 feet of thereof.

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 alley adjoining on the North, Douglas County, Nebraska.