



DEED 2013015184



FEB 13 2013 16:19 P 2

Nebr Doc Stamp Tax
02-13-2013 Date
\$ Ex002
By BW

Fee amount: 16.00  
FB: 20-38400  
COMP: BW

Received - DIANE L. BATTIATO  
Register of Deeds, Douglas County, NE  
02/13/2013 16:19:56.00



**AFTER RECORDING RETURN TO:**

First American Title Insurance Company National Commercial Services  
13924 Gold Circle  
Omaha, NE 68144

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that Phillip G. Ruffin and Oleksandra Nikolayenko-Ruffin, husband and wife, herein called the GRANTOR, whether one or more, in consideration of One Dollar and other valuable consideration received from GRANTEE, does grant, bargain, sell, convey and confirm unto The Board of Regents of the University of Nebraska, herein called the Grantee whether one or more, the following described real property in Douglas County, Nebraska:

**Lot 1, Block 2, Thornburg Place, an Addition to the City of Omaha, Douglas County, Nebraska, Except the North 5 feet of the West 5 feet thereof, AND Except that part granted to the City of Omaha by Warranty Deed filed August 10, 2006, as Instrument No. 2006091442, Official Records, Douglas County, Nebraska.**

To have and to hold the above described premises together with all tenements, hereditaments and appurtenances thereto belonging unto the GRANTEE and to GRANTEE'S successors and assigns forever.

And GRANTOR does hereby covenant with the GRANTEE and with GRANTEE's successors and assigns that GRANTOR is lawfully seized of said premises; that they are free from encumbrance, except those easements, restrictions and covenants of record.

That GRANTOR has good right and lawful authority to convey the same; and that GRANTOR warrants and will defend the title to said premises against the lawful claims of all persons whomsoever.

EXECUTED: February 7, 2013

  
\_\_\_\_\_  
Phillip G. Ruffin

  
\_\_\_\_\_  
Oleksandra Nikolayenko-Ruffin

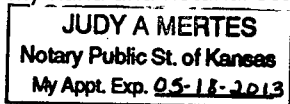
STATE OF ~~NEBRASKA~~ KANSAS )

) ss.

COUNTY OF ~~DOUGLAS~~ SEDGWICK)

On February 7, 2013, before me, the undersigned, a Notary Public, duly commissioned and qualified in said County, personally came Phillip G. Ruffin and Oleksandra Nikolayenko-Ruffin, husband and wife, known to be the identical person(s) whose name(s) are affixed to the foregoing instrument and acknowledged the execution thereof to be their voluntary act and deed.

Witness my hand and notarial seal the day and year last above written.



Judy A. Mertes  
NOTARY PUBLIC

My commission expires: May 18, 2013