



DEED 2015077913



SEP 15 2015 17:15 P 1

Nebr Doc Stamp Tax
09-15-2015 Date
\$1462.50
By BW

Fee amount: 10.00  
FB: 20-16880  
COMP: BW

Received - DIANE L. BATTIATO  
Register of Deeds, Douglas County, NE  
09/15/2015 17:15:43.00



RETURN TO: TitleCore, LLC, 9140 West Dodge Road, Suite 380, Omaha, NE 68114

### WARRANTY DEED

**KNOW THAT ALL MEN BY THESE PRESENTS THAT WE, Laurence A. Lanphier Jr. and Dorothy R. Lanphier, husband and wife, herein called the grantor whether one or more, in consideration of One Dollar and other valuable consideration received from grantee, do hereby grant, bargain, sell, convey, and confirm unto MAYBERRY 51, LLC, a Nebraska limited liability company, herein called the grantee whether one or more, the following described real property in Douglas County, NE:**

**20-16880**

The South 91.00 feet of the East 250.00 feet of Lot 33, in Block 2, in HIMEBAUGH'S ADDITION, an Addition to the City of Omaha, as surveyed, platted and recorded, in Douglas County, Nebraska; and, The North 25.00 feet of Lots 1, 2, 3, 4 and 5, in ELDORA, an Addition to the City of Omaha, as surveyed, platted and recorded, in Douglas County, Nebraska; Together with all of the vacated alley adjacent to said portion of Lot 33 on the South and adjacent to said portions of Lots 1, 2, 3, 4 and 5 on the North.

**20-10920**

To have and hold above described premises together with all tenements, hereditaments and appurtenances thereto belonging unto the grantee and its assigns forever.

And the grantor does hereby covenant with the grantee and their assigns that grantor is lawfully seized of said premises; that they are free from encumbrances and subject only to **covenants, easements and restrictions of record and real estate taxes not yet delinquent**; 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 : SEPTEMBER 10, 2015

*Laurence A. Lanphier Jr.*  
Laurence A. Lanphier Jr.

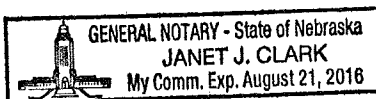
*Dorothy R. Lanphier*  
Dorothy R. Lanphier

STATE OF NEBRASKA  
COUNTY OF DOLBEAR

The foregoing instrument was acknowledged before me this 10 day of SEPTEMBER, 2015 by Laurence A. Lanphier Jr. and Dorothy R. Lanphier, husband and wife.

*Janet J. Clark*  
Notary Public

My Commission expires on 8-21-2016



TC2671C