



DEED 2017011080



FEB 10 2017 09:09 P 1

Nebr Doc
Stamp Tax

02-10-2017
Date

\$ Ex021

By AH

Fee amount: 10.00
FB: 0C-42358
COMP: AH

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
02/10/2017 09:09:16.00



2017011080

Return to: Titlecore National, LLC 9140 West Dodge Road, Suite 380, Omaha, NE 68114

WARRANTY DEED

THE GRANTOR, WEST DODGE PLACE, L.L.C., a Nebraska limited liability company, in consideration of One Dollar and other valuable consideration, receipt of which is hereby acknowledged, hereby conveys to TKA PROPERTIES, LLP, a Nebraska limited liability partnership, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201) in Douglas County, Nebraska:

Lot 7, in WEST DODGE PLACE REPLAT, a Subdivision, as surveyed, platted and recorded, in Douglas County, Nebraska.

THE GRANTOR covenants with GRANTEE 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; and
- (3) warrants and will defend the title to the real estate against the lawful claims of all persons.

Executed : 2/6/17

WEST DODGE PLACE, L.L.C., a Nebraska limited liability company

By: [Signature]
Its Manager: Assistant Manager

STATE OF NEBRASKA
COUNTY OF DOUGLAS

The foregoing instrument was acknowledged before me this 6th day of February, 2017, by S. Mickey Anderson, Manager of WEST DODGE PLACE, L.L.C., a Nebraska limited liability company for and on behalf of the company.

[Signature]
Notary Public

My Commission expires on 12/12/18

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