



DEED 2013081892



AUG 12 2013 13:28 P 2

Nebr Doc
Stamp Tax

08-12-2013
Date

\$ 270.00

By SB

Fee amount: 16.00
FB: 03-80000
COMP: SB

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
08/12/2013 13:28:09.00



2013081892

WARRANTY DEED

KNOW ALL MEN by these presents that, **Frosty's Property Management, LLC**, 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 **Cynthia P. Stewart, a single person**, herein called the grantee whether one or more, the following described real property in **Douglas County, Nebraska**:

Parcel A:

East 27 feet of the South 56 feet of Lot 8, Block 184 ½, Original City of Omaha, as surveyed and lithographed in Douglas County, Nebraska, together with the vacated street on the South and West 17 feet of vacated 20th Street on the East.

Parcel B:

East 31.5 feet of the West 33 feet of the South 56 feet of Lot 8, Block 184 ½, Original City of Omaha, as surveyed and lithographed in Douglas County, Nebraska, together with the strip adjoining.

Parcel C:

East ½ of the North 76 feet of Lot 7 and Irregular 8.8 foot strip adjoining on the North of Lot 8, Block 184 ½, Original City of Omaha, as surveyed and lithographed in Douglas County, Nebraska, together with the 17 feet of vacated 20th Street adjoining North 76 feet.

Parcel D:

South 56 feet of the East ½ of Lot 7 and South 56 feet of the West 1 ½ feet of Lot 8, Block 184 ½, Original City of Omaha, as surveyed and lithographed in Douglas County, Nebraska, together with part of the vacated street on the South

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 heirs and assigns forever.

And the grantor does hereby covenant with the grantee and with grantee's heirs and assigns that grantor is lawfully seized of said premises; that they are free from encumbrance **except covenants, easements and restrictions of record; all regular taxes and special assessments, except those levied or assessed subsequent to date hereof**; 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 this **2nd day of August, 2013**.

Frosty's Property Management, LLC

Virginia Frost
By: Virginia Frost
Its: Manager

STATE OF **Nebraska**

COUNTY OF Douglas

The foregoing instrument was acknowledged before me this 2 day of August,
2013 by Virginia Frost, Manager of Frosty's Property Management, LLC.

Notary Public, State and County aforesaid

David Rief
Notary Signature

David Rief
Notary Printed Signature

My commission expires:

Dec 31, 2013

Return to:
Cynthia P. Stewart
2180 Parker Circle
Omaha, NE 68110

