DEED 2016000319

JAN 04 2016 16:05 P 1

Nebr Doc Stamp Tax
01-04-2016 Date
$ 794.25
By SB

Fee amount: 10.00
FB: 04-81000
COMP: SB

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
01/04/2016 16:05:59.00
2016000319

RETURN TO:
SouthBound, LLC
4531 S 88th St.
Omaha, NE 68137

CORPORATE WARRANTY DEED

THE GRANTOR, Axles & Gears, Inc., d/b/a C & H Truck Parts, a Nebraska corporation, in consideration of **One Dollar and other valuable consideration,** receipt of which is hereby acknowledged, hereby conveys to **SouthBound, LLC, a Nebraska limited liability company, GRANTEE,** the following described real estate (as defined in Neb. Rev. Stat. 76-201) in **Douglas** County, **Nebraska:**

Lots 1, 2, 3 and 4, Block 76, Original City of South Omaha, now a part of the city of Omaha, 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: December 2, 2015.

Axles & Gears, Inc., d/b/a C & H Truck Parts, a Nebraska corporation

By Charles W. Schram, President **(No Seal)**

STATE OF NEBRASKA)
) ss:
COUNTY OF DAKOTA)

The foregoing instrument was acknowledged before me this 2nd day of December, 2015 by Charles W. Schram, President of Axles & Gears, Inc., d/b/a C & H Truck Parts, a Nebraska corporation.

Notary Public
My Commission expires on May 8, 2019.

GENERAL NOTARY-State of Nebraska
SANDRA K. EHRICH
My Comm. Exp. May 8, 2019