

-----above space for recording-----

CORPORATE WARRANTY DEED

The AV Café, Inc., a Nebraska corporation. GRANTOR, in consideration of One Dollar and other good and valuable consideration received from Darrell W. Plumage, as GRANTEE, conveys to GRANTEE, the following-described real estate located in Lancaster County, Nebraska.

7/6
Cop 2/11

Lot 1, Country Place 11th Addition, Lincoln, Lancaster County, Nebraska

GRANTOR covenant with GRANTEE that GRANTOR:

- (1) Is lawfully seized of such real estate and that it is free from encumbrances, except easements and restrictions of record;
- (2) Has legal power and lawful authority to convey the same;
- (3) Warrants and will defend title to the real estate against the lawful claims of all persons; and
- (4) The undersigned person executing this deed on behalf of the Grantor represents and certifies that she is the duly elected President of The AV Café, Inc. a Nebraska corporation and has been fully empowered, by proper resolution of the Board of Director's of the Grantor, to execute and deliver this deed.

IN WITNESS WHEREOF, Grantor has caused this deed to be executed this 11 day of February, 2013.

The AV Café, Inc., a
Nebraska corporation, Seller

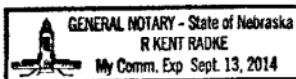
By: Jeanne E. Johnson President
Jeanne E. Johnson, President

STATE OF NEBRASKA)
)SS.
COUNTY OF Douglas)

The foregoing instrument was acknowledged before me on the 11 day of February by Jeanne E. Johnson, President of The AV Café, Inc., a Nebraska corporation, Grantor.

R Kent Radke
Notary Public

TC File No. 13-503290



Return to: TitleCore, LLC
1640 Normandy Ct., Ste C
Lincoln NE 68512