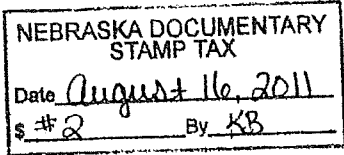


201102068



FILED
OTOE COUNTY, NE
FEE \$ 5.50

ENTERED
VERIFIED
SCANNED

2011 AUG 16 PM 3 59

James V. Biskup
REGISTER OF DEEDS

WARRANTY DEED

AVM REAL ESTATE INVESTMENTS, LLC, and FRANCIS V. BISKUP and RITA L. BISKUP, husband and Wife, herein called the Grantor, whether one or more, in consideration of Exchange of real estate, receipt of which is hereby acknowledged, conveys to THE CITY OF NEBRASKA CITY, NEBRASKA, a Municipal Corporation, Grantee, the following described real estate (as defined in Neb.Rev. Stat. §76-201) in Otoe County, Nebraska:

A tract of land in Lot 1, Arbor View Subdivision, a subdivision located in Blocks 68 and 71, Kearney Addition to the City of Nebraska City, Otoe County, Nebraska, more particularly described as follows: Commencing at the Southeast Corner of said Lot 1 and running thence northerly on an assumed bearing of N00°33'00" East a distance of 424.51 feet; thence westerly on a bearing of N89°27'00" West a distance of 7 feet; thence southerly southerly on a bearing of S00°33'00" West a distance of 424.43 feet to the East line of Lot 1, thence North 88°46'30" East a distance of 7 feet to the point of beginning, and containing .06 acres, more or less.

Grantor covenants (jointly and severally, if more than one) with the Grantees that Grantor:

- 1) is lawfully seized of such real estate and that it is free from encumbrances, except easements, reservations, covenants and restrictions of record;
- 2) has legal power and lawful authority to convey the same;
- 3) warrants and will defend the title to the real estate against the lawful claims of all person.

Executed this 11th day of August, 2011.

AVM Real Estate Investments, LLC,

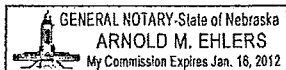
By *Thomas Monteith*

Francis V. Biskup
Francis V. Biskup

Rita L. Biskup
Rita L. Biskup

STATE OF NEBRASKA :
COUNTY OF OTOE : ss.

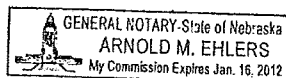
The foregoing instrument was acknowledged before me on the 11th day of August, 2011, by THOMAS MONTEITH, Member/Manager, AVM REAL ESTATE INVESTMENTS, LLC, on behalf of said company.



Arnold M. Ehlers
Notary Public

STATE OF NEBRASKA :
COUNTY OF OTOE : ss.

The foregoing instrument was acknowledged before me on the 11th day of August, 2011, by Francis V. Biskup and Rita L. Biskup, husband and wife.



Arnold M. Ehlers
Notary Public

201102068