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SUBMITTED_TITLECORE NATIONAL, LLC

NEBRASKA DOCUMENTARY STAMP TAX
Sep 13, 2017
\$1293.75 By JS

FILED SARPY CO. NE. INSTRUMENT NUMBER
2017-22053
2017 Sep 13 09:26:34 AM
<i>Sheryl J. Dawidling</i>
REGISTER OF DEEDS


SPECIAL WARRANTY DEED

THE GRANTOR, Hickory Hill Associates, 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 **UPC Property Management, LLC, a Nebraska limited liability company, GRANTEE**, the following described real estate (as defined in Neb. Rev. Stat. 76-201) in Sarpy County, Nebraska:

Lot 1, Hickory Hill Plaza Replat 4, an addition to the city of Papillion as surveyed, platted and recorded in Sarpy County, Nebraska.

THE GRANTOR covenants with GRANTEE that GRANTOR:

- (1) is lawfully seized of such real estate and that it is free from encumbrances except (a) all building and use restrictions, utility easements not exceeding ten (10) feet in width abutting the boundary of such real estate and all other easements, restrictions and covenants of record, and (b) consolidated ad valorem real estate taxes the installments of which become delinquent in 2017 which have been apportioned between the Grantor and Grantee;
- (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 claiming under the Grantor.

Date: September 11, 2017

Hickory Hill Associates, L.L.C., a Nebraska limited liability company,

By: *Salvadore Carta*
Salvadore Carta, Member

STATE OF NEBRASKA)
COUNTY OF DOUGLAS)ss.

The foregoing instrument was acknowledged before me on this 11th day of September, 2017, by Salvadore Carta, a member of Hickory Hill Associates, L.L.C., a Nebraska limited liability company, on behalf of such limited liability company.

Dee L. Muesel
Notary Public

State of Nebraska – General Notary DEE L. MUESSEL My Commission Expires July 30, 2021
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