



BK 2174 PG 225-226



DEED 2001 02045

Nebr Doc Stamp Tax
2-23-01
Date
\$ 1137.50
By: <i>[Signature]</i>

RICHARD H. TARKenton  
REGISTER OF DEEDS  
DOUGLAS COUNTY, NE

01 FEB 23 PM 1:56

RECEIVED

Space Above This Line For Recording Information

When recorded mail to Robert J. Murray, Lamson, Dugan & Murray, 10306 Regency Parkway Drive, Omaha, NE 68114

**LIMITED LIABILITY COMPANY  
WARRANTY DEED**

Lane Real Estate, L.C., an Iowa limited liability company, GRANTOR, in consideration of One Dollar (\$1.00) and other valuable consideration received from To Jo Enterprises, LLC, a Nebraska limited liability company, GRANTEE, conveys to GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. § 76-201):

Lot 5, T.S.C. Industrial Park, an Addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska.

GRANTOR covenants with GRANTEE that GRANTOR:

- (1) is lawfully seised of such real estate and that it is free from encumbrances, except covenants, 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.

Dated this 15th day of February, 2001.

LANE REAL ESTATE, L.C.,  
an Iowa limited liability company,

By: *[Signature]*  
Mitchel N. Lane, Manager

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*234388*  
*234389*

*Deed TB*

FEE	<i>1.50</i>	FB	<i>61-38050</i>
BKP		C/O	<i>[initials]</i>
DEL		SCAN	<i>dc fv</i>

9. That the Owner has not contracted for any labor to be supplied to the premises, or for any materials to be delivered thereto, that might become the subject of a lien upon the premises and have not been paid for.

10. That there are not any unpaid bills or claims for labor, services, or materials, nor any recorded or unrecorded mortgages, home improvement loans, chattel mortgages, conditional bills of sale, retention of title agreements, security agreements, agreements not to sell or encumber, financing statements, or personal property leases, which affect the real estate or which affect any fixtures, appliances, or equipment now installed in or on the Premises.

11. No tenant or party has any rights to the Premises other than as to tenants, nor any option or rights of first refusal to purchase the Premises. The only tenants occupying the Premises are as set forth on Exhibit A annexed hereto.

LANE REAL ESTATE, L.C., an Iowa limited liability company,

By: *Mitchel N. Lane*  
Mitchel N. Lane, Manager

Sworn to before me this 15<sup>th</sup> day of February, 2001.

*Aileen M. Brown*  
Notary Public

