


COUNTER JS  
 VERIFY JS  
 FEES \$ 10.00  
 CHG SFILE  
 SUBMITTED TITLECORE NATIONAL, LLC

NEBRASKA DOCUMENTARY  
 STAMP TAX  
 Jul 09, 2015  
 \$5276.25 By JS

FILED SARPY CO. NE.  
 INSTRUMENT NUMBER  
**2015-16524**  
 2015 Jul 09 03:04:00 PM  
*Lloyd J. Davidson*  
 REGISTER OF DEEDS  


-----above space for recording-----  
**LIMITED LIABILITY COMPANY WARRANTY DEED**

Copes Investment Properties, LLC, a Nebraska limited liability company, as Grantor conveys to Avenue Montaigne Investment, LLC, a California limited liability company, as GRANTEE, the following-described real estate located in Sarpy County, Nebraska.

**An undivided 31.40 % interest in Lot 1, Hilltop Industrial Park Replat 9, a subdivision of Sarpy County, Nebraska**

GRANTOR covenants 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, executing this deed on behalf of the Grantor, represent and certifies she is the Managing member of the Grantor and has been fully empowered, by proper resolution of the Grantor to make this conveyance.

IN WITNESS WHEREOF, Grantor has caused this deed to be executed this 9 day of July, 2015

Copes Investment Properties, LLC, a Nebraska limited liability company, Grantor

By: *Joy Copes Managing Member*  
 Joy Copes, Managing Member

STATE OF NEBRASKA )  
 ) SS.  
 COUNTY OF LANCASTER )

The foregoing instrument was acknowledged before me on the 9 day of July, 2015 by Joy Copes, as Managing Member of Copes Investment Properties, LLC, a Nebraska limited liability company. Joy Copes, personally appeared before me a General Notary Public for the State of Nebraska and is either personally known to me or was identified by me through satisfactory evidence.

*Crystal Yeutter*  
 Notary Public

GENERAL NOTARY - State of Nebraska  
**CRYSTAL YEUTTER**  
 My Comm. Exp. Oct. 21, 2016

TC File No. 2304C  
 TitleCore National  
 1640 Normandy Ct., Suite C  
 Lincoln NE 68512