



DEED 2017010462



FEB 08 2017 11:17 P 1

Nebr Doc Stamp Tax
02-08-2017 Date
\$ 168.75
By AH

Fee amount: 10.00
FB: 19-14880
COMP: AH

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
02/08/2017 11:17:47.00

2017010462

WARRANTY DEED

KNOW THAT ALL MEN BY THESE PRESENTS THAT Dean A. Larson and Lynn P. Larson, a married couple, herein called the grantor whether one or more, in consideration of **One Dollar and other valuable consideration** received from grantees, do hereby bargain, sell, convey, and confirm unto **J.A. Ventures LLC, a Nebraska Limited Liability Company**, the following described real property in **Douglas** County, Nebraska:

Lot Six (6), Block Seventeen (17), Hanscom Place, an Addition to the City of Omaha, in Douglas County, Nebraska.

To have and hold above described premises together with all tenements, hereditaments and appurtenances thereto belonging unto the grantees and their assigns.
 And the grantor does hereby covenant with the grantees and their assigns that grantor is lawfully seized of said premises; that they are free from any encumbrance **except covenants, easements and restrictions of record; all regular taxes and special assessments, except those levied or assessed subsequent to date hereof**; that grantor has good right and lawful authority to convey the same; and that grantor warrants and will defend the title to said premises against the lawful claims of all persons whomsoever.

Executed 1/27, 2017.

 Dean A. Larson

 Lynn P. Larson

State of Nebraska

§

County of Douglas

The foregoing instrument was acknowledged before me this 27 day of January, 2017 by **Dean A. Larson and Lynn P. Larson, a married couple.**

 Notary Public
 0273231

GENERAL NOTARY - State of Nebraska
 DAVID E. RIEF
 My Comm. Exp. December 31, 2017

Please Return recorded document to:
 Nebraska Title Company
 14680 West Dodge Road, Suite 1
 Omaha, NE 68154