

FILED SARPY CO. NE.  
INSTRUMENT NUMBER  
2007-25069

2007 AUG 15 P 1:46

*Glenn J. Bowring*  
REGISTER OF DEEDS

NEBRASKA DOCUMENTARY  
STAMP TAX  
AUG 15 2007  
\$ 2205.00 By LM

COUNTER LM G.E. LM  
VERIFY PAM P.E. W  
PROOF \_\_\_\_\_  
FEES \$ 5.50  
CHECK # 40941  
CHG \_\_\_\_\_ CASH \_\_\_\_\_  
REFUND \_\_\_\_\_ CREDIT \_\_\_\_\_  
SHORT \_\_\_\_\_ NCR \_\_\_\_\_

### WARRANTY DEED

**KNOW THAT ALL MEN BY THESE PRESENTS THAT Hilltop Industrial Park, L.L.C., a Nebraska limited liability company**, 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 **Concorde Management and Development, Inc., a Nebraska corporation**, the following described real property in **SARPY** County, Nebraska:

**Lot One (1), Hilltop Industrial Park Replat 9, a subdivision in Sarpy County, Nebraska**

To have and hold above described premises together with all tenements, hereditaments and appurtenances thereto belonging unto the grantees and their assigns, or to the heirs and assigns of the survivor of them forever.

And the grantor does hereby covenant with the grantees and their assigns and with the heirs and assigns of the survivor of them 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 Aug 14, 2007.

**Hilltop Industrial Park, L.L.C., a Nebraska limited liability company**

*Rudolph R. Mudra*  
By **Rudolph R. Mudra, President**

STATE OF NEBRASKA  
COUNTY OF Douglas

The foregoing instrument was acknowledged before me this 14 day of August, 2007 by **Hilltop Industrial Park, L.L.C., a Nebraska limited liability company.** *Rudolph R. Mudra, president*

*Danielle D. Swerczek*  
Notary Public

GENERAL NOTARY-State of Nebraska  
DANIELLE D. SWERCZEK  
My Comm. Exp. May 11, 2010

0235664

Return to:  
NEBRASKA TITLE COMPANY  
4257 S 144TH STREET  
OMAHA, NE 68137

25069

FILED SARPY CO. NE.  
INSTRUMENT NUMBER  
2009 - 04637  
2009 FEB 23 A 10:53 B

*Glenn J. ...*  
REGISTER OF DEEDS

NEBRASKA DOCUMENTARY  
STAMP TAX  
FEB 23 2009  
\$ 14,332.50 By *P*

NUMBER *P* Sr  
VERIFY *D* D.E. *TM*  
PROOF *P*  
FEES \$ *5.50*  
CHECK # *4655/6307*  
CHG. \_\_\_\_\_ CASH \_\_\_\_\_  
REFUND \_\_\_\_\_ CREDIT \_\_\_\_\_  
SHORT \_\_\_\_\_ NCR \_\_\_\_\_

## CORPORATE WARRANTY DEED

THE Grantor, Concorde Management & Development, Inc., a Nebraska corporation in consideration of One Dollar and other valuable consideration, receipt of which is hereby acknowledged, conveys an undivided 7.30% interest to Michael Sellett and an undivided 27.47% interest to PS & Y, LLC, a Nebraska limited liability company and an undivided 33.83% interest to Concorde Opportunity Fund I, LLC, a Nebraska limited liability company and an undivided 31.40% interest to Copes Investment Properties, LLC, a Nebraska limited liability company, Grantees, in the following described real estate (as defined in Neb. Rev. Stat. 76-201) in Sarpy County, Nebraska:

Lot 1, Hilltop Industrial Park Replat 9, a subdivision 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 subject to easements, reservations, covenants and restrictions of record **and subject to all regular taxes and special assessments.**
- (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 persons.

*Pro Title / pd.*

Dated this 20<sup>th</sup> day of February, 2009

Concorde Management & Development, Inc., a Nebraska corporation

*David Schmidt*  
By: David Schmidt, President

STATE OF Nebraska  
COUNTY OF Lancaster

The foregoing instrument was acknowledged before me this 20<sup>th</sup> day of February, 2009 by David Schmidt, President of Concorde Management & Development, Inc., a Nebraska corporation.

GENERAL NOTARY - State of Nebraska  
ANN M. DUNHAM  
My Comm. Exp. Feb. 20, 2011

*Ann M. Dunham*  
Notary Public


*Rev + returns*

PROFESSIONAL TITLE AND ESCROW CO.  
8535 EXECUTIVE WOODS DRIVE, #300  
LINCOLN, NE 68512

*05147*

COUNTER DKH  
VERIFY DKH  
FEES \$ 10.00  
CHG SFILE  
SUBMITTED TITLECORE - LINCOLN

NEBRASKA DOCUMENTARY  
STAMP TAX  
Jan 08, 2015  
\$5685.75 By DKH

FILED SARPY CO. NE.  
INSTRUMENT NUMBER  
**2015-00437**  
2015 Jan 08 10:19:00 AM  
*Sheryl J. Dawling*  
REGISTER OF DEEDS  


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

Concorde Opportunity Fund I, L.L.C., 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 Lancaster County, Nebraska.

**An undivided 33.83 % 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, represents and certifies that he 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 7 day of January, 2015.

Concorde Opportunity Fund, I, L.L.C., a Nebraska LLC, Grantor

By: Concorde Opportunity Advisors, L.L.C., a Nebraska LLC, Manager of Concorde Opportunity Fund, I, L.L.C.

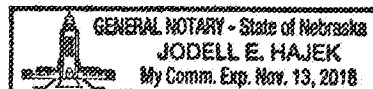
By: Concorde Management and Development, Inc., a Nebraska corporation  
Managing Member of Concorde Opportunity Advisors, L.L.C.,

By: *David M. Schmidt*  
David M. Schmidt, President of Concorde Management and Development, Inc., Managing Member of Concorde Opportunity Advisors, L.L.C

STATE OF NEBRASKA     )  
  )SS.  
COUNTY OF LANCASTER    )

The foregoing instrument was acknowledged before me on the 7 day of January, 2015 David M. Schmidt, President of Concorde Management and Development, Inc., Managing Member of Concorde Opportunity Advisors, L.L.C., Manager of Concorde Opportunity Fund I, L.L.C., Grantor. David M. Schmidt 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.

*Joelle E. Hajek*  
Notary Public




TC File No. 514861  
TitleCore, LLC  
1640 Normandy Ct., Ste C  
Lincoln NE 68512



COUNTER\_JS  
VERIFY\_JS  
FEES \$ 16.00  
CHG\_SFILE  
SUBMITTED\_TITLECORE NATIONAL, LLC

NEBRASKA DOCUMENTARY  
STAMP TAX  
Mar 21, 2018  
\$1228.50 By JS

FILED SARPY CO. NE.  
INSTRUMENT NUMBER  
**2018-05904**  
2018 Mar 21 01:23:58 PM  
*Joseph J. Dowling*  
REGISTER OF DEEDS  


-----above space for recording-----  
**WARRANTY DEED**

Michael Sellett, a single person, as Grantor conveys to Avenue Montaigne Investments, LLC, a California limited liability company, as Grantee, the following-described real estate located in Sarpy County, Nebraska.

**An undivided 7.30 % 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

IN WITNESS WHEREOF, Grantor has caused this deed to be executed this 28 day of February, 2018.

*Michael Sellett*  
\_\_\_\_\_  
Michael Sellett, Grantor

STATE OF CALIFORNIA )  
  )SS.  
COUNTY OF SAN DIEGO )

The foregoing instrument was acknowledged before me on the 28<sup>th</sup> day of February, 2018 by Michael Sellett, a single person, Grantor. Michael Sellett personally appeared before me a General Notary Public for the State of California and is either personally known to me or was identified by me through satisfactory evidence.

*Breiss Rosenthal*  
\_\_\_\_\_  
Notary Public

30302C-18

*SEE ATTACHED*

## ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of SAN DIEGO)

On 02/28/2018 before me, BRIAN ROSENFELD, NOTARY PUBLIC  
(insert name and title of the officer)

personally appeared MICHAEL ANTHONY SELLETT,  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in  
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the  
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Brian Rosenfeld (Seal)

