



DEED 2013067650



JUL 03 2013 12:31 P 1

Nebr Doc
Stamp Tax07-03-2013
Date

\$1755.00

By CC

Fee amount: 10.00
FB: 15-04560
COMP: CCReceived - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
07/03/2013 12:31:16.00

2013067650

After Recording Return To: Missouri River Title, 11317 Davenport Street, Omaha, NE 68154

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT **4412 DODGE, LLC**, a Nebraska Limited Liability Company, herein called the Grantor, whether one or more, in consideration of One Dollar and other valuable consideration received from Grantee, does hereby grant, bargain, sell, convey, and confirm unto **3M REALTY LLC**, a Nebraska Limited Liability Company, herein called the Grantee, whether one or more, the following described real property:

The East 20 feet of Lots 3 and 36, and all of Lots 1, 2, 37 and 38, Block 4, Briggs Place, an Addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska, together with all of the vacated alley adjacent to said Lots 1 and 2 and East 20 feet of Lot 3 on the South and adjacent to said East 20 feet of Lot 36 and all of Lots 37 and 38 on the North.

To have and to hold the above described premises together with all tenements, hereditaments and appurtenances thereto belonging unto the Grantee and to Grantee's heirs and assigns forever.

And the Grantor does hereby covenant with the Grantee and with Grantee's heirs and assigns that Grantor is lawfully seized of said premises; that said premises are free from encumbrances except covenants, easements and restrictions of record and all regular taxes and special assessments, except those levied or assessed subsequent to date hereof; that Grantor has 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.

Dated this 30 day of May, 2013.

4412 DODGE, LLC,
A Nebraska Limited Liability Company

By: BMH REALTY GROUP, LLC,
A Nebraska Limited Liability Company, Manager of 4412 Dodge, LLC

By:
JOHN HUGHES, JR., Manager of BMH Realty Group, LLC

By:
DANA C. BRADFORD, IV, Manager of BMH Realty Group, LLC

STATE OF NEBRASKA

COUNTY OF DOUGLAS

The foregoing instrument was acknowledged before me on this 30 day of June, 2013, by JOHN HUGHES, JR. and DANA C. BRADFORD, IV, Managers, of BMH REALTY GROUP, LLC, A Nebraska Limited Liability Company and Manager of 4412 DODGE, LLC, A Nebraska Limited Liability Company.

Notary Public

Return to: MRT#5

20130726

