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VERIFY JS
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SUBMITTED TITLECORE NATIONAL, LLC

NEBRASKA DOCUMENTARY
STAMP TAX
Aug 21, 2018
\$ 585.00 By JS

FILED SARPY CO. NE.
INSTRUMENT NUMBER

2018-19637

2018 Aug 21 08:46:34 AM

Sheryl J. Dowling

REGISTER OF DEEDS



WARRANTY DEED

THE GRANTOR, Outland Crossing, LLC, a Nebraska limited liability company in consideration of One Dollar and other valuable consideration, receipt of which is hereby acknowledged, hereby conveys to **Oracle Direct, LLC., a Nebraska limited liability company, GRANTEE(s)**, the following described real estate (as defined in Neb. Rev. Stat. 76-201) in Sarpy County, NE:

Unit 4B, Outland Crossing Office Condominiums, in accordance with the Master Deed and Declaration of Condominium Ownership for Outland Crossing Office Condominiums, dated August 26, 2015 and recorded August 27, 2015 as Instrument No. 2015-21152; First Amendment to Master Deed and Declaration of Condominium Ownership for Outland Crossing Office Condominiums, dated March 7, 2016 and recorded March 9, 2016 as Instrument No. 2016-05008; Second Amendment to Master Deed and Declaration of Condominium Ownership for Outland Crossing Office Condominiums, dated July 19, 2016 and recorded July 19, 2016 as Instrument No. 2016-17441; and Third Amendment to Master Deed and Declaration of Condominium Ownership for Outland Crossing Office Condominiums, dated March 6, 2017 and recorded March 6, 2017 as Instrument No. 2017-05110, all in the records of Sarpy County, Nebraska.

THE GRANTOR covenants with GRANTEE(S) 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; and
- (3) warrants and will defend the title to the real estate against the lawful claims of all persons.

Date: 8-17-18

Outland Crossing, LLC, a Nebraska limited liability company

By: *CF*
Christopher Falcone, Member

STATE OF NEBRASKA)
COUNTY OF Douglas)ss.

The foregoing instrument was acknowledged before me on this 17th day of August, 2018, by Christopher Falcone, Member, on behalf of Outland Crossing, LLC, a Nebraska limited liability company.

State of Nebraska – General Notary
R. MICHELLE GILLOTT
My Commission Expires
May 5, 2021

R Michelle Gillett
Notary Public