

2016-03528

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02/19/2016 3:49:25 PM

*Floyd J. Dowling*

By: jsatterfie

COUNTER      C.E.       
VERIFY      D.E.       
PROOF       
FEES \$ 10.00  
CHECK # 7635  
CHG      CASH       
REFUND      CREDIT       
SHORT      MCR     

REGISTER OF DEEDS



DEED

SPECIAL WARRANTY DEED

**B.H.I. DEVELOPMENT, INC.**, a Nebraska corporation, GRANTOR, in consideration of One Dollar (\$1.00) and other valuable consideration received from GRANTEE, **GRANITE FALLS COMMERCIAL, LLC**, a Nebraska limited liability company, conveys to GRANTEE the following-described real estate (as defined in Neb. Rev. Stat. § 76-201) in Sarpy County, Nebraska:

**Lots 1 through 17, inclusive, and Outlots A through D, inclusive, Granite Falls Commercial, a subdivision, as surveyed, platted and recorded in Sarpy County, Nebraska.**

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;
- (2) has legal power and lawful authority to convey such real estate; and
- (3) warrants and will defend title to the real estate against the lawful claims of all persons claiming the same or any part thereof by, through or under GRANTOR.

Executed: February 16, 2016.

**B.H.I. DEVELOPMENT, INC.**, a Nebraska corporation

By: *Gerald L. Torczon*  
Gerald L. Torczon, President

STATE OF NEBRASKA     )  
                                          ) ss.  
COUNTY OF SARPY     )

The foregoing instrument was acknowledged before me on February 16, 2016, by **GERALD L. TORCZON**, President of **B.H.I. DEVELOPMENT, INC.**, a Nebraska corporation, on behalf of the corporation.

*Doris J. Nicholson*  
Notary Public

After recording, return to:  
John Q. Bachman  
PANSING HOGAN ERNST & BACHMAN LLP  
10250 Regency Circle, Suite 300  
Omaha, NE 68114

