2017-06112
KELLIE JOHN
BUFFALO COUNTY REGISTER OF DEEDS
KEARNEY, NEBRASKA
RECORDED ON: 10/12/2017 10:16:11 AM
DEED SPECIAL WARR
REC FEE: 10.00
PAGES: 1
PD: 10.00
ESCROW:
CK INFO: ACH SIMPLIFILE

REC'D:SIMPLIFILE SUB:NEBRASKA TITLE COMPANY-LINCOLN 207 3720 2ND AVENUE

NEBRASKA DOCUMENTARY STAMP TAX
EXEMPTION: 4
RECORDED ON: 10/12/2017
AUTHORIZED BY: SM

SPECIAL WARRANTY DEED

GRANTOR, SAFE HARBOUR EAT – XXIII, L.L.C., a Kansas limited liability company, hereby conveys to JOEL INVESTMENT GROUP, LLC, a Nebraska limited liability company, GRANTEE, the real estate (as defined in Neb. Rev. Stat. § 76-201) legally described as follows:

> Lot No. Forty-Eight (48), EXCEPT the East 14 feet and the West 25 feet thereof, in Perkins and Harford's Second Addition to the City of Kearney, Buffalo County, Nebraska.

GRANTOR covenants with GRANTEE that GRANTOR:

(1) is lawfully seized of such real estate and that it is free from encumbrances, except encumbrances, liens, easements and restrictions of record;

(2) has legal power and lawful authority to convey the same; 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 through, by or under GRANTOR but not otherwise.

Dated: October 11, 2017.

SAFE HARBOUR EAT – XXIII, L.L.C.,
a Kansas limited liability company

By: _____
Jennifer J. Strand, Manager

STATE OF NEBRASKA)
) ss.
COUNTY OF LANCASTER)

The foregoing instrument was acknowledged before me on this 11 day of October 2017, by Jennifer J. Strand, Manager of Safe Harbour EAT – XXIII, L.L.C., a Kansas limited liability company, on behalf of the company.

GENERAL NOTARY - State of Nebraska
DORI GLABE
My Comm. Exp. June 26, 2019

_____
Notary Public

Nebraska Title Company
5801 South 56th Street
Suite C
Lincoln, NE 68516

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