



DEED 2017061805



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Received - DIANE L. BATTIATO  
Register of Deeds, Douglas County, NE  
8/7/2017 14:23:31.04



2017061805

AFTER RECORDED RETURN TO:

Daniel R. Carnahan  
WOODS & AITKEN LLP  
10250 Regency Circle, Suite 525  
Omaha, Nebraska 68114

GENERAL WARRANTY DEED

2226 N.STREET LLC, a Nebraska limited liability company ("Grantor"), in consideration of Ten Dollars (\$10.00) and other good and valuable consideration received from 4834 S. 23<sup>RD</sup> STREET LLC, a Nebraska limited liability company ("Grantee"), hereby conveys to Grantee that certain real estate located in Douglas County, Nebraska, and legally described in Exhibit "A" attached hereto and incorporated by reference herein.

Grantor covenants with Grantee that Grantor:

1. Is lawfully seized of such real estate and that it is free of liens and encumbrances except those of record, but is subject to all easements, covenants, restrictions and reservations 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.

DATED: August 1, 2017.

**GRANTOR:**

2226 N STREET LLC, a Nebraska limited liability company

By: AI Investment, LLC, a Nebraska limited liability company, Manager

By:   
Darin Smith, Manager

woods

001900



**EXHIBIT "A"**

**Legal Description**

**Tract 1:**

Lot 5, Block 87, City of South Omaha, now forming a part of the City of Omaha, Douglas County, Nebraska.

**Tract 2:**

Lot 6, Block 87, City of South Omaha, now forming a part of the City of Omaha, Douglas County, Nebraska.

**Tract 3:**

The East 100 feet of Lot 7, Block 87, City of South Omaha, now forming a part of the City of Omaha, Douglas County, Nebraska.