

WARRANTY DEED

Return to:
Nebraska Land Title & Abstract
3910 South Street
Lincoln, NE 68506

James L. Francis and Karen T. Francis, husband and wife ("Grantor"), in consideration of One Dollar and other valuable consideration received from Grantee, do convey unto Garmel Properties, LLC, a Nebraska Limited Liability Company ("Grantee") the real estate (as defined in Neb. Rev. Stat. 76-201) described as follows:

Lot 3, Shurtleff's Replat of Part of Lot 15, Lemons Subdivision, Lincoln, Lancaster County, Nebraska

To have and to hold the Premises, together with all tenements, hereditaments and appurtenances thereto, herein granted unto the Grantee and to Grantee's successors and assigns forever.

GRANTOR covenants (jointly and severally, if more than one) with GRANTEE as follows:

1. Grantor is lawfully seized of said Premises and it is free from encumbrances, subject, however, to any restrictions, reservations, covenants, easements and agreements of record and subject to all regular taxes and special assessments;
2. Grantor has legal power and lawful authority to convey the same; and
3. Grantor warrants and will defend the title to said Premises against the lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, Grantor has hereunto signed as of the 18th day of January, 2014.

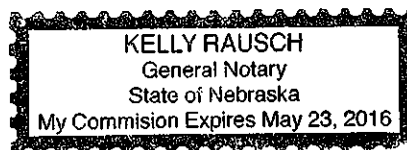
James L. Francis
James L. Francis

Karen T. Francis
Karen T. Francis

State of Nebraska
County of Lancaster

The foregoing instrument was acknowledged before me this 18 day of January, 2014 by James L. Francis and Karen T. Francis.

Kelly Rausch
Notary Public



NO
SHREL15LE