

**AFTER RECORDING RETURN TO: Union Title Company, LLC
3800 Normal Blvd, Suite 100
Lincoln, Nebraska 68506**

WARRANTY DEED

David A. Felz, a single person GRANTOR, in consideration of One Dollar (\$1.00) and other good and valuable consideration received from GRANTEE,

GarMel Properties, LLC, a Nebraska limited liability company.

conveys to GRANTEE, the following described real estate (as defined in Neb. Stat. 76-201) in **Lancaster** County, Nebraska:

The South 46 feet of Lot 6, Block 6, Mount Forest, Lincoln, Lancaster County, Nebraska

GRANTOR covenants with GRANTEE that GRANTOR:

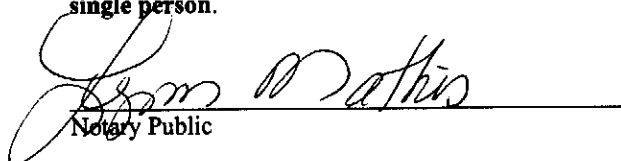
- (1) is lawfully seised of such real estate, that it is free from encumbrances, except easements, restrictions and reservations of records, and a pro-rated share of current real estate taxes and subsequent taxes and assessments;
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend title to the real estate against the lawful claims of all persons.

Executed this 21 day of **May**, 2015.


David A. Felz

STATE OF NEBRASKA
COUNTY OF Dawes

The foregoing instrument was acknowledged before me this 21 day of **May**, 2015, by **David A. Felz**, a single person.


Notary Public



MOFO

UTC-UTC-pd

38230

1418 S. 3rd St - 68502

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