



DEED 2016004254



JAN 19 2016 16:10 P 2

Nebr Doc Stamp Tax
01-19-2016 Date
\$1233.00
By PN

Fee amount: 16.00  
FB: 55-22020  
COMP: PN

Received - DIANE L. BATTIATO  
Register of Deeds, Douglas County, NE  
01/19/2016 16:10:03.00



## Warranty Deed

**Twelve 31 Ventures, LLC**, a Nebraska limited liability company, Grantor, in consideration of One Dollar (\$1.00) and other valuable consideration, the receipt of which is hereby acknowledged, conveys to **Comper Holdings, L.L.C.**, a Nebraska limited liability company, Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201) in Douglas County, Nebraska:

See Exhibit "A" attached hereto and made a part hereof

*\*AKA Twelve31 Ventures, LLC*

GRANTOR covenants with GRANTEE that GRANTOR:

- (1) is lawfully seized of such real estate and that it is free from all encumbrances subject to easements, reservations, covenants and restrictions of record and subject to all regular taxes and special 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.

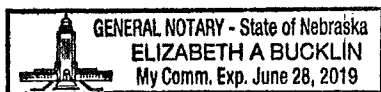
Executed: January 12, 2016

Twelve31 Ventures, LLC,  
a Nebraska limited liability company

By:   
Christopher R. Lausten, Member

STATE OF NEBRASKA  
COUNTY OF DOUGLAS } ss

The foregoing instrument was acknowledged before me on January 12, 2016 by Christopher R. Lausten, Member of Twelve31 Ventures, LLC, a Nebraska limited liability company, on behalf of the Limited Liability Company. Christopher R. Lausten personally appeared before me, a General Notary Public for the State of Nebraska, and is either personally known to me or was identified by me through satisfactory evidence.



Notary Public

## **EXHIBIT "A"**

**The West 200 feet of Lot 10, Block 5, Lawnfield, an addition to the city of Omaha in Douglas County, Nebraska, except the North 17 feet thereof dedicated for street purposes; and except that part conveyed to the City of Omaha by Warranty Deed recorded in Book 2031, Page 598 more particularly described as: Commencing at the original Northwest corner of said Lot 10, Block 5, Lawnfield; thence South a distance of 17.0 feet to the new Northwest corner of Lot 10, with said point being the intersection of the South Right of Way line of Grove Street and the East Right of way line of 70th Street, and which point is also point of beginning; thence South 90°00'00" East along said South Right of Way line of Grover Street for a distance of 31.0 feet; thence South 62°42'02" West for a distance of 34.89 feet; thence North 00°00'00" East along said East Right of Way line of 70th Street for a distance of 16.0 feet to point of beginning.**