



DEED 2004165131



DEC 22 2004 13:04 P 1

Doc 12-22-04
Date
\$1557.80
By <i>[Signature]</i>

Received - RICHARD TAKECHI
Register of Deeds, Douglas County, NE
12/22/2004 13:04:46.85



2004165131

PARTNERSHIP WARRANTY DEED

THE GRANTOR, ENGLISH & ASSOCIATES, a Nebraska general partnership, in consideration of **One Dollar and other valuable consideration**, receipt of which is hereby acknowledged, hereby conveys to **FLEXO LLC, a Nebraska limited liability company**, the following described real estate (as defined in Neb. Rev. Stat. 76-201) in **Douglas County, Nebraska**:

Lots 27 and 28, in EMPIRE PARK REPLAT II, an Addition to the City of Omaha, as surveyed, platted and recorded, in Douglas County, Nebraska.

THE GRANTOR covenants with Grantee that Grantor:

- (1) is lawfully seized of such real estate and that it is free from 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 the title to the real estate against the lawful claims of all persons.

Executed: **December 22, 2004**

ENGLISH & ASSOCIATES, a Nebraska
general partnership

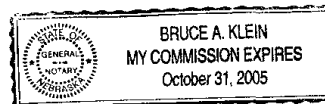
by: *[Signature]*

Gary A. Harmsen, partner

STATE OF NEBRASKA
COUNTY OF DOUGLAS

The foregoing instrument was acknowledged before me this **22nd day of December, 2004** by **ENGLISH & ASSOCIATES, a Nebraska general partnership. BY GARY A. HARMSEN, PARTNER** on behalf of the partnership.

[Signature]
Notary Public



Ta 49386
#16

Deed
FEE 6.00 LB 61-11239
BKP _____ C/O _____ COMP *[initials]*
DEL _____ SCAN _____ FV _____

124021