



DEED 2013084192



AUG 16 2013 15:57 P 1

Nebr Doc Stamp Tax
08-16-2013 Date
\$ 562.50
By LM

Fee amount: 10.00  
FB: 03-80000  
COMP: LM

Received - DIANE L. BATTIATO  
Register of Deeds, Douglas County, NE  
08/16/2013 15:57:32.00



2013084192

### SPECIAL WARRANTY DEED

Return to: TitleCore, LLC, 210 Regency Parkway, Suite 10, Omaha, Nebraska 68114

CHARDAN ENTERPRISES, INCORPORATED, a Nebraska corporation, GRANTOR, in consideration of ONE DOLLAR and other good and valuable consideration received from GRANTEE, 610 SOUTH 14<sup>TH</sup> STREET, LLC, a Nebraska limited liability company, conveys to GRANTEE, the following described real estate, (as defined in Neb. Rev. Stat. § 76-201):

The South Half (S1/2) of Lot 1, Block 172, in THE ORIGINAL CITY OF OMAHA, as surveyed and lithographed in Douglas County, Nebraska.

GRANTOR covenants with GRANTEE that GRANTOR

1. is lawfully seized of such real estate and that it is free from encumbrances, except easements, reservations, covenants and restrictions 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 claiming the same or any part thereof through, by or under Grantor.

Executed: August 15, 2013

CHARDAN ENTERPRISES, INCORPORATED, a Nebraska corporation

By: Charley B. Wade  
Charley B. Wade, Its President

State of Nebraska )  
County of Douglas )-- ss.

The foregoing Warranty Deed was acknowledged before me on August 15, 2013, by Charley B. Wade, as the President of Chardan Enterprises, Incorporated, a Nebraska corporation, for and on behalf of the corporation.

Janet J. Clark  
NOTARY PUBLIC

My commission expires: 8-21-2016

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