



CORPORATE WARRANTY DEED

THE GRANTOR, Park Avenue Builders, Inc., a Nebraska corporation in consideration of **One Dollar and other valuable consideration**, receipt of which is hereby acknowledged, hereby conveys to **502 Park Ave, LLC., a Colorado limited liability company, GRANTEE**, the following described real estate (as defined in Neb. Rev. Stat. 76-201) in **Douglas County, NE**:

Lot 1 and the North 57 feet of Lot 2, Block 6, the Subdivision of John I. Redicks Addition, 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; and
- (3) warrants and will defend the title to the real estate against the lawful claims of all persons.

Executed: OCTOBER 17, 2017

Park Avenue Builders, Inc., a Nebraska corporation

By: *Eugene F. O'Donnell*
Eugene F. O'Donnell, President

STATE OF NEBRASKA
COUNTY OF Douglas

The foregoing instrument was acknowledged before me this 17 day of OCTOBER, 2017 by Eugene F. O'Donnell, President and on behalf of Park Avenue Builders, Inc., a Nebraska corporation.

Diane J. Kempf
Notary Public
My Commission expires on 3-2-2020

