

2016-03528

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02/19/2016 3:49:25 PM

Floyd J. Dowling

By: jsatterfie

COUNTER C.E.
VERIFY D.E.
PROOF
FEES \$ 10.00
CHECK # 7635
CHG CASH
REFUND CREDIT
SHORT MCR

REGISTER OF DEEDS



DEED

SPECIAL WARRANTY DEED

B.H.I. DEVELOPMENT, INC., a Nebraska corporation, GRANTOR, in consideration of One Dollar (\$1.00) and other valuable consideration received from GRANTEE, **GRANITE FALLS COMMERCIAL, LLC**, a Nebraska limited liability company, conveys to GRANTEE the following-described real estate (as defined in Neb. Rev. Stat. § 76-201) in Sarpy County, Nebraska:

Lots 1 through 17, inclusive, and Outlots A through D, inclusive, Granite Falls Commercial, a subdivision, as surveyed, platted and recorded in Sarpy County, Nebraska.

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;
- (2) has legal power and lawful authority to convey such real estate; 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 by, through or under GRANTOR.

Executed: February 16, 2016.

B.H.I. DEVELOPMENT, INC., a Nebraska corporation

By: *Gerald L. Torczon*
Gerald L. Torczon, President

STATE OF NEBRASKA)
) ss.
COUNTY OF SARPY)

The foregoing instrument was acknowledged before me on February 16, 2016, by **GERALD L. TORCZON**, President of **B.H.I. DEVELOPMENT, INC.**, a Nebraska corporation, on behalf of the corporation.

Doris J. Nicholson
Notary Public

After recording, return to:
John Q. Bachman
PANSING HOGAN ERNST & BACHMAN LLP
10250 Regency Circle, Suite 300
Omaha, NE 68114

