

FILED SARPY CO. NE.

INSTRUMENT NUMBER

2000 11988

2000 MAY 22 AM 8:17

George J. Lindberg

REGISTER OF DEEDS

NEBRASKA DOCUMENTARY

STAMP TAX

MAY 22 2000

\$280.00 BY S

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Verify

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Proof

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CORPORATE WARRANTY DEED

THE GRANTOR, INVESTMENT 75, INC., a Nebraska corporation in consideration of One Dollar and other valuable consideration receipt of which is hereby acknowledged, conveys to AAA STORAGE OF BELLEVUE, L.L.C., Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201) in Sarpy County, Nebraska:

See Exhibit "A" attached hereto and by this reference made a part hereof.

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: May 19, 2000

INVESTMENT 75, INC.

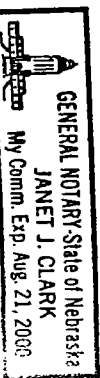
by:

Nick M. Evon, President

STATE OF NEBRASKA
COUNTY OF DOUGLAS

The foregoing instrument was acknowledged before me this 19th day of May, 2000 by Nick M. Evon, President of Investment 75, Inc., a Nebraska corporation, on behalf of the corporation.

Janet J. Clark
Notary Public



2000 - 11988A

FILE: TA-39137

EXHIBIT "A"

Lot 312B, in TWIN RIDGE, an Addition to the City of Bellevue, as surveyed, platted and recorded, in Sarpy County, Nebraska, together with part of Tax Lots 7B2A and 7B2D, all lying in the Southwest Quarter of the Northwest Quarter (SW1/4 NW1/4) of Section 35, Township 14 North, Range 13 East of the 6th P.M., in the City of Bellevue, in Sarpy County, Nebraska, more particularly described as follows:

Beginning at the Northeast corner of said Tax Lot 7B2A; thence North 89°46'04" West (assumed bearing), 142.93 feet, on the North line of said Lot 7B2A to the Southeast corner of said Lot 312B; thence North 03°38'50" West, 135.22 feet, on the East line of said Lot 312B to the Northeast corner thereof and to the South line of Greensboro Avenue; thence Westerly, on the North line of said Lot 312B and on the South line of said Greensboro Avenue, on a non-tangent 680.00 foot radius curve to the right, chord bearing North 76°11'26" West, chord distance 14.94 feet, an arc distance of 14.94 feet; thence continuing Westerly, on the North line of said Lot 312B and on the South line of said Greensboro Avenue, on a 620.00 foot radius curve to the left, chord bearing North 76°10'17" West, chord distance of 131.28 feet, an arc distance of 131.53 feet, to the Northwest corner thereof; thence South 06°08'47" East, 170.34 feet, on the non radial West line of said Lot 312B and to the Southwest corner thereof and to the North line of said Tax Lot 7B2A; thence North 89°46'04" West, 110.31 feet, on the North line of said Tax Lot 7B2A to the Northwest corner thereof and to the East line of Highway 73-75; thence South 10°37'09" East, 622.09 feet, on the West line of said Tax Lot 7B2A and on the East line of said Highway 73-75; thence South 30°19'02" East, 220.00 feet, on the East line of said Highway 73-75 and on the West line of said Tax Lot 7B2A and on the West line of said Tax Lot 7B2D, to the Southwest corner thereof; thence North 89°59'50" East, 153.13 feet, on the South line of said Tax Lot 7B2D, to the Southeast corner thereof and to the West line of Lot 58, Crestaire, a Subdivision in said Sarpy County; thence North 00°29'04" East, 799.81 feet, on the East line of said Tax Lots 7B2D and 7B2A, and on the West line of Lots 58 thru 64, and Lot 13, all in said Crestaire Subdivision, to the Point of Beginning.