



DEED 2006049030



MAY 03 2006 11:02 P 3

Nebr Doc  
Stamp Tax  
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Date  
\$191250  
By *cl*

Received - DIANE L. BATTIATO  
Register of Deeds, Douglas County, NE  
5/3/2006 11:02:26.32



**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that Wheeler Leasing Co., a Nebraska general partnership, herein called the GRANTOR, whether one or more, in consideration of One Dollar and other valuable consideration received from GRANTEE, does grant, bargain, sell, convey and confirm unto Bro Brothers, LLC, a Nevada Limited Liability Company, herein called the GRANTEE whether one or more, the following described real property in ~~Washington~~ DOUGLAS County, Nebraska:

Beginning at a point 50 feet North and 287.5 feet East of the Southeast corner of the Southwest Quarter of said Section 35, which point is also 50 feet North and 1037.7 feet West of the Southeast corner of the Southwest Quarter of the Southeast Quarter of said Section 35; thence West along the North right of way line of "F" Street, a distance 200 feet; thence North a distance of 485.1 feet; thence East along the South right of way line of the Union Pacific Railroad, a distance of 200 feet; thence South a distance of 485.1 feet, to the point of beginning;

EXCEPT that part described as follows:

A strip of land 87.0 feet wide situate in the SW ¼ of SE ¼ of Section 35, Township 15 North, Range 12 East of the 6th P.M., in the City of Omaha, Douglas County, Nebraska, described as follows:

Beginning at a property corner in the Southerly right of way line of the Union Pacific Railroad Company that is 287.1 feet distant East from the North-South center line of said Section 35, measured along said right of way line which is a straight line parallel with and 138.0 feet distant South, measured at right angles, from the center line of the Northerly or Westbound main track of said railroad company as now constructed and operated; thence South along a property line a distance of 87.0 feet; thence West along a straight line parallel with and 225.0 feet distant South, measured at right angles, from said center line of Northerly main track a distance of 200.0 feet to a property line; thence North along said property line a distance of 87.0 feet to a point in said Southerly right of way line parallel with and 138.0 feet distant South, measured at right angles, from said center line of Northerly main track a distance of 200.0 feet to the point of beginning.

To have and to hold the above described premises together with all tenements, hereditaments and appurtenances thereto belonging unto the GRANTEE and to GRANTEE'S successors and assigns forever.

And GRANTOR does hereby covenant with the GRANTEE and with GRANTEE's successors and assigns that GRANTOR is lawfully seized of said premises; that they are free from encumbrance, except those easements, restrictions and covenants of record.

That GRANTOR has good right and lawful authority to convey the same; and that GRANTOR warrants and will defend the title to said premises against the lawful claims of all persons whomsoever.

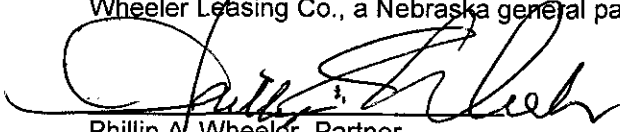
35 694746


*Deed*  
*3/1*

FEE 1550 FB 01.60000  
BKP 35.15.12 60 COMP           
DEL          SCAN          FV           
150500 -

Dated this 1 day of May, 2006

Wheeler Leasing Co., a Nebraska general partnership

  
Phillip A. Wheeler, Partner

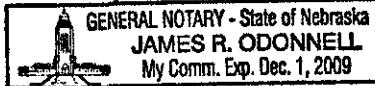
  
Thomas L. Wheeler, Partner

  
Donald R. Wheeler, Partner

State of Nebraska )  
County of Douglas ) ss.

On this 1 day of May, 2006, before me, the undersigned, a Notary Public, duly commissioned and qualified for in said County, personally came Phillip A. Wheeler, Partner of Wheeler Leasing Co., a Nebraska general partnership known to be the identical person or persons whose name is or names are affixed to the foregoing instrument and acknowledged the execution thereof to be their voluntary act and deed on behalf of said Partnership.

Witness my hand and notarial seal the day and year last above written.



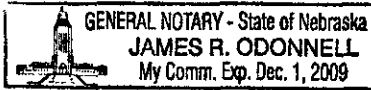
  
NOTARY PUBLIC

My commission expires the 1 day of December, 2009.

State of Nebraska )  
County of Douglas ) ss.

On this 1 day of May, 2006, before me, the undersigned, a Notary Public, duly commissioned and qualified for in said County, personally came Thomas L. Wheeler, Partner of Wheeler Leasing Co., a Nebraska general partnership known to be the identical person or persons whose name is or names are affixed to the foregoing instrument and acknowledged the execution thereof to be their voluntary act and deed on behalf of said Partnership.

Witness my hand and notarial seal the day and year last above written.



James R. O'Donnell  
NOTARY PUBLIC

My commission expires the 1 day of December, 2009.

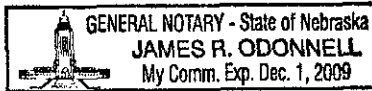
State of Nebraska)

) ss.

County of Douglas)

On this 2 day of May, 2006, before me, the undersigned, a Notary Public, duly commissioned and qualified for in said County, personally came Donald R. Wheeler, Partner of Wheeler Leasing Co., a Nebraska general partnership known to be the identical person or persons whose name is or names are affixed to the foregoing instrument and acknowledged the execution thereof to be their voluntary act and deed on behalf of said Partnership.

Witness my hand and notarial seal the day and year last above written.



James R. O'Donnell  
NOTARY PUBLIC

My commission expires the 1 day of May, December, 2009.