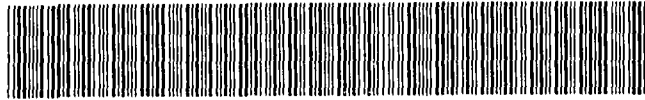


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WARRANTY DEED

Know all men by these presents, that, **Quiktrip Corporation, an Oklahoma Corporation**, herein called the grantor whether one or more, for and in consideration of the sum of One dollar and other valuable consideration received from grantee, does hereby grant, bargain, sell, convey and confirm unto **Vistas, LLC, a Nebraska limited liability company**, herein referred to as "Grantee", the following described real property:

That part of Lot 2 lying West and North of a line drawn parallel to and 35 feet Easterly of the Westerly line of Lot 2; and all that part of Lot 3 lying East and South of a line drawn parallel to and 30 feet Westerly of the Easterly line of Lot 3, Block 4, Tower Plaza, an Addition to the City of Omaha, Douglas County, Nebraska.

\* Subject to the restrictions set forth on Exhibit A attached hereto

To have and to hold the above described premises together with all tenements, hereditament and appurtenances thereto belonging unto the grantee and to grantee's heirs and assigns forever.

And the grantor does hereby covenant with the grantee and with grantee's heirs and assigns that grantor is lawfully seized of said premises; that they are free from encumbrances except covenants, easements and restrictions of record; all regular taxes and special assessments, except those levied or assessed subsequent to date hereof; that grantor has 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.

Dated: November 5, 2010

Quiktrip Corporation,  
an Oklahoma Corporation

By: *Larry Dickerson*  
Larry Dickerson, director of real estate

STATE OF KANSAS  
COUNTY OF JOHNSON

The foregoing instrument was acknowledged before me on November 5, 2010 by Larry Dickerson, the director of real estate of Quiktrip Corporation, an Oklahoma Corporation, on behalf of the Corporation. Larry Dickerson personally appeared before me, a General Notary Public for the State of Kansas, and is either personally known to me or was identified by me through satisfactory evidence.

TAMMIE L. JARVIS  
NOTARY PUBLIC  
STATE OF KANSAS  
My Appt. Exp. 11/9/14

*Tammie L. Jarvis*  
Notary Public

10-11/4/15

-41-

## EXHIBIT 'A'

### Restrictive Covenant

1. **Restriction on Use.** No portion of the Property shall be directly or indirectly used by any person (other than a person entitled to enforce the restriction on use contained herein pursuant to paragraph 2 below) primarily for (a) an automobile service station, or automobile repair shop, or (b) for the purpose of conducting or carrying on the business of (i) washing, cleaning or detailing automobiles, or (ii) selling, offering for sale, storage, handling, distributing or dealing in gasoline, motor vehicle fuels, diesel fuel, kerosene, benzol, naphtha, greases, lubricating oils, any fuel used for internal combustion engines, lubricants in any form, automobile parts and accessories, tires, batteries, or other petroleum products, or (iii) retail or wholesale sale, offering for sale, or distribution of tobacco products of any kind, including without limitation cigarettes, or (iv) sale, offering for sale, or distribution of any products containing alcohol for off premises consumption, or other convenience store items or (c) in support of or in conjunction with any use described in clauses (a) or (b) which is conducted on adjacent or neighboring property.

2. **Run with the Land.** The restrictions on use, as described in paragraph 1 above, shall run with and bind the property and the then current owner thereof and shall inure to the benefit of and be enforceable by the Grantor until July 8, 2028.