



DEED 2007109998



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Received - DIANE L. BATTIATO
 Register of Deeds, Douglas County, NE
 9/27/2007 07:57:16.24



2007109998

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that Nicholas Venture, L.L.C., a Nebraska limited liability company, 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 ASCOM HOLDINGS, LLC, a Delaware Series Limited Liability Company, herein called the Grantee whether one or more, the following described real property in Douglas County, Nebraska:

Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

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.

EXECUTED: September 20, 2007

Nicholas Venture, L.L.C., a Nebraska limited liability company

Howard Weiner
 By: Howard Weiner, Member

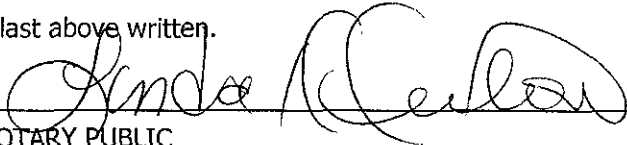
A. Richard Weiner
 By: A. Richard Weiner, Member

Bx 29c

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

On September 20, 2007, before me, the undersigned, a Notary Public, duly commissioned and qualified in said County, personally came Howard Weiner and A. Richard Winer, Members of Nicholas Venture, L.L.C., a Nebraska limited liability company known to be the identical person(s) whose name(s) are affixed to the foregoing instrument and acknowledged the execution thereof to be their voluntary act and deed.

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



NOTARY PUBLIC

My commission expires:

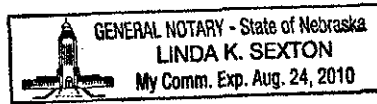


EXHIBIT A

Lots 1, 2, 3, 4, 5, and 6, in Block 10, in Carthage Addition, an Addition to the City of Omaha, Douglas County, Nebraska, together with the South half of vacated Caldwell Street adjacent to said Lot 1.