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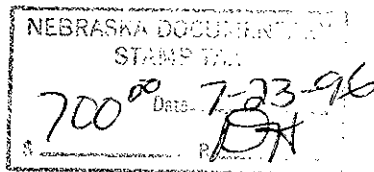


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GEORGE J. DUBLEWICZ  
REGISTER OF DEEDS  
DOUGLAS COUNTY, NE



**WARRANTY DEED**

**SMACKS, INC.**, a Nebraska corporation ("Grantor"), in consideration of One Dollar (\$1.00) and other good and valuable consideration, received from **BUCK'S INC.**, a Nebraska corporation ("Grantee"), does hereby grant, bargain, convey, sell and confirm unto the Grantee, that certain real estate located in Douglas County, Nebraska, described:

See Exhibit "A" attached hereto and incorporated herein by reference.

**TO HAVE AND TO HOLD** the above-described premises, together with all tenements, hereditaments, and appurtenances thereto belonging unto Grantee and Grantees heirs and assigns forever.

And Grantor for itself and its successors does hereby covenant with Grantee and Grantee's heirs and assigns that Grantor is lawfully seised of said premises; and that the premises are free from all encumbrances; that Grantor has good right and lawful authority to convey the same; and Grantor warrants and will defend the title to said premises against the lawful claims of all persons whomsoever.

**IN WITNESS WHEREOF**, Grantor has hereunto caused these presents to be signed by its President.

Dated July 1, 1996.

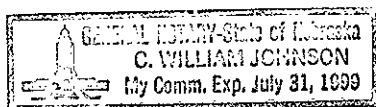
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**SMACKS, INC.**, a Nebraska corporation,  
Grantor

By: *Robert W. Engel*  
Robert W. Engel, President

STATE OF NEBRASKA )  
  ) ss.  
COUNTY OF DOUGLAS )

On this 1st day of July, 1996, before me a Notary Public in and for said county and state, personally appeared Robert W. Engel, known to me to be the identical person who subscribed his name to the foregoing as President of **SMACKS, INC.**, a Nebraska corporation, and acknowledged the execution thereof to be his voluntary act and deed and the voluntary act and deed of said corporation.



*C. William Johnson*  
Notary Public

NOTARIAL SEAL AFFIXED  
REGISTER OF DEEDS.

## EXHIBIT A

That part of Lots 81 and 82 STONY BROOK, an addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska described as follows:

Beginning at the intersection of the Westerly right-of-way line of 144th Street and the Northerly right-of-way line of Stony Brook Boulevard; thence North  $89^{\circ}58'42''$  West (assumed bearing) along the Northerly right-of-way line of Stony Brook Boulevard a distance of 120.87 feet; thence Northwesterly on a 534.61 foot radius curve to the right along the Northerly right-of-way line of Stony Brook Boulevard a distance of 80.51 feet (said curve has a chord bearing of North  $85^{\circ}41'45''$  West and a chord distance of 80.43 feet); thence North  $08^{\circ}36'14''$  East a distance of 189.32 feet; to a point of curvature; thence Northeasterly along an 88.00 foot radius curve to the right, a distance of 48.74 feet (said curve has a chord bearing North  $24^{\circ}38'02''$  East and a chord distance of 48.12 feet) to a point of tangency; thence North  $40^{\circ}20'37''$  East, a distance of 54.84 feet; thence North  $00^{\circ}29'21''$  East, (North  $00^{\circ}13'16''$  East actual) a distance of 7.71 feet, (7.77 feet actual); thence South  $81^{\circ}06'14''$  East (South  $81^{\circ}05'47''$  East actual) a distance of 162.42 feet, (162.50 feet actual); thence Southwesterly along a 2174.11 foot radius curve to the left a distance of 265.13 feet (said curve has a chord bearing South  $09^{\circ}24'44''$  West, (South  $09^{\circ}22'53''$  West actual), and a chord distance 264.97 feet, (265.05 feet actual) to the point of beginning.