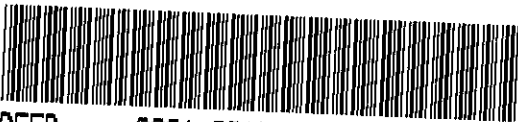


BK 2184 PG 390-392



DEED 2001 08188

Nebr Doc Stamp Tax
720
Date
\$ 687.25
By LFO

RICHARD M. TALECHI  
REGISTER OF DEEDS  
DOUGLAS COUNTY, NE.

2001 JUL -2 PM 1:16

RECEIVED

[FOR RECORDING PURPOSES]

### SPECIAL WARRANTY DEED

RONALD ALTON ANDERSEN and MARY PHILOMENA ANDERSEN, husband and wife ("Grantors"), in consideration of One Dollar and other good and valuable consideration received from MCMC INVESTMENTS, INC., a Nebraska corporation ("Grantee"), hereby grant, sell, bargain and convey to Grantee the following described real estate situated in the County of Douglas, and State of Nebraska, more particularly described as follows:

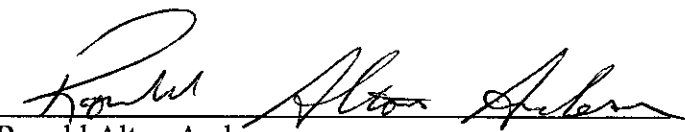
See Exhibit A, attached hereto.

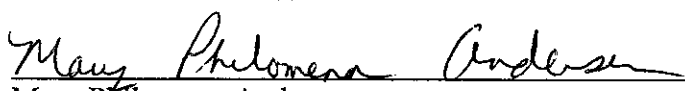
#### EXPRESSLY SUBJECT TO:

- (1) All existing leases, including sign lease with Anthony's, Inc. ("Sign Lease") dated 2/3/80, easements, sidetracks and license agreements, including terms and conditions of Easement and Agreement dated June 7, 1966, filed June 20, 1966 in Book 438 at Page 489, which contains provisions for an easement for ingress and egress;
- (2) Any and all covenants and conditions of record;
- (3) Taxes and special assessments against the Property;
- (4) Zoning laws and municipal regulations; environmental laws and regulations; building line restrictions, use restrictions and building restrictions of record; and any party wall agreements of record;
- (5) Encroachments, overlaps and other matters which would be revealed by an accurate current survey; and
- (6) The Release and Right of Entry dated November 4, 1994.

Grantors covenant with Grantee that Grantors (i) are lawfully seised of such real estate and that it is free from liens and encumbrances except real estate taxes and special assessments not yet a lien and is subject to those encumbrances recited above and all easements, covenants, restrictions and conditions of record; (ii) have legal power and lawful authority to convey the same; and (iii) warrant and will defend title to the real estate against the lawful claims of all persons claiming by, through or under Grantors, but not otherwise. Grantee acknowledges and agrees that the condition of such real estate is conveyed to Grantee "AS IS" and without warranty or representation on the part of Grantors with respect thereto except the warranties of title contained herein.

DATED: July 2, 2001.

  
Ronald Alton Andersen

  
Mary Philomena Andersen

After recording return to:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

A Deed

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BKP 35-15-12	C/O COMP
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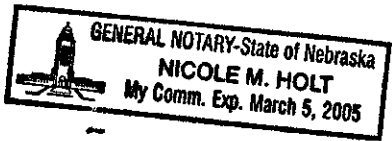
145100604

29) ALK 0151008216

STATE OF NEBRASKA     )  
  ) ss.  
COUNTY OF DOUGLAS    )

The foregoing instrument was acknowledged before me this 2 day of July, 2001, by Ronald Alton Andersen and Mary Philomena Andersen, husband and wife.

WITNESS my hand and notarial seal at Omaha, in said county and state, the day and year last above written.



Nicole Holt  
Notary Public  
My commission expires: \_\_\_\_\_

**Exhibit "A"**  
**Legal Description of Real Property**

That part of the Southeast Quarter (SE ¼ of SE ¼) of Section 35, Township 15 North, Range 12 East of the 6<sup>th</sup> Principal Meridian, described as follows: Beginning at a point 100.0' West and 33.0' North of the Southeast corner of Section 35, Township 15 North, Range 12 East of the 6<sup>th</sup> Principal Meridian, Douglas County, Nebraska; thence North 0 21'40" West along the West Right-of-Way of 72<sup>nd</sup> Street a distance of 150.0'; thence North 90 00'00" West along a line parallel with the North Right-of-Way of "F" Street, a distance of 170.0'; thence South 0 21'40" East on a line parallel with the West Right-of-Way line of 72<sup>nd</sup> Street, a distance of 150.0'; thence North 90 00'00" East along the North Right-of-Way line of "F" Street, a distance of 170.0' to a point of beginning, Douglas County, Nebraska, except rights of ingress and egress acquired by the State of Nebraska by condemnation pursuant to Report of Appraisers shown at Book 347, Page 577 of the Miscellaneous Records of Register of Deeds of Douglas County, Nebraska.

W265940.2