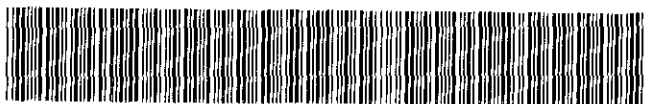




DEED 2007012125



JAN 31 2007 14:52 P 2

Nebr Doc Stamp Tax	
01-31-07	Date
\$2823.75	
By	J

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
1/31/2007 14:52:09.47



WARRANTY DEED

CHARLESTON, LLC, a California limited liability company, GRANTORS, in consideration of Two Dollars and other good and valuable consideration received from GRANTEE, conveys to GRANTEE, KEYFM LIBRARY, L.L.C., a Nebraska limited liability company, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

See exhibit "A" attached hereto.

GRANTORS covenant with GRANTEE that GRANTORS:

- (1) are lawfully seized of such real estate and that it is free from encumbrances, but subject to restrictions, reservations, covenants and easements of record;
- (2) have legal power and lawful authority to convey the same;
- (3) warrant and will defend title to the real estate against the lawful claims of all persons.

Dated: January 29, 2007

CHARLESTON, LLC, a California limited liability company

By: [Signature]

Its: member

STATE OF California)
COUNTY OF Los Angeles) ss.

The foregoing instrument was acknowledged before me on January 29th, 2007 by ARNOLD SCHLESINGER, as Member of Charleston, LLC, a California limited liability company, for and on behalf of the company.

[Signature]
NOTARY PUBLIC



19156-

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

03-80000

Lots 15, 16, 17 and 18, Block 250 1/2, in the ORIGINAL CITY OF OMAHA, as surveyed and lithographed in Douglas County, Nebraska.

PARCEL 2:

23-20980

That part of Lot 9, Block 2, in E. KOUNTZE RESERVE, an Addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska, more particularly described as follows: Beginning at the Southwest corner of said Lot 9; thence North 88.92 feet, more or less, to the South line of Howard Street; thence East along the South line of Howard Street, 159 feet; thence South 88.94 feet, more or less, to the South line of said Lot 9; thence West 159 feet to the place of beginning.