



DEED 2011043363



MAY 20 2011 10:24 P 4

Nehr Doc Stamp Tax
5-20-11
Date
\$ 4202
By <i>htb</i>

Deed

4 FEE 20.50 PR 01-60000
 - BK 12-1410 *vsb* COMP
 1 DEL _____ SCAN _____ PV _____

Received - DIANE L. BATTIATO
 Register of Deeds, Douglas County, NE
 5/20/2011 10:24:50.64



2011043363

THIS PAGE INCLUDED FOR INDEXING
 PAGE DOWN FOR BALANCE OF INSTRUMENT

Return To: *next page*

Check Number

KNOW ALL MEN BY THESE PRESENTS

THAT I or We, AVG-CFM 204 Q, LLC., A Delaware Limited Liability Company, herein called the grantor whether one or more, in consideration of ONE (\$1.00) & NO/100 DOLLARS received from grantee, do hereby grant, bargain, sell, convey and confirm unto

DOUGLAS COUNTY, NEBRASKA

herein called the grantee whether one or more, the following described real property in

Douglas County, Nebraska:

(See Attached)

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 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 encumbrance except those 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.

Dated MAY 9th, 2010

..... AVG-CFM 204 Q, LLC., A DELAWARE LIMITED LIABILITY COMPANY

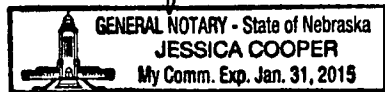
..... By *Joseph F. Carter* Joseph F. Carter, Manager

State ofNebraska.....

County ofDouglas.....

The foregoing instrument was acknowledged before me on May 9, 2010, by Joseph F. Carter, Manager of AVG-CFM 204 Q, LLC.

Jessica Cooper



STATE OF)
)§
County of)

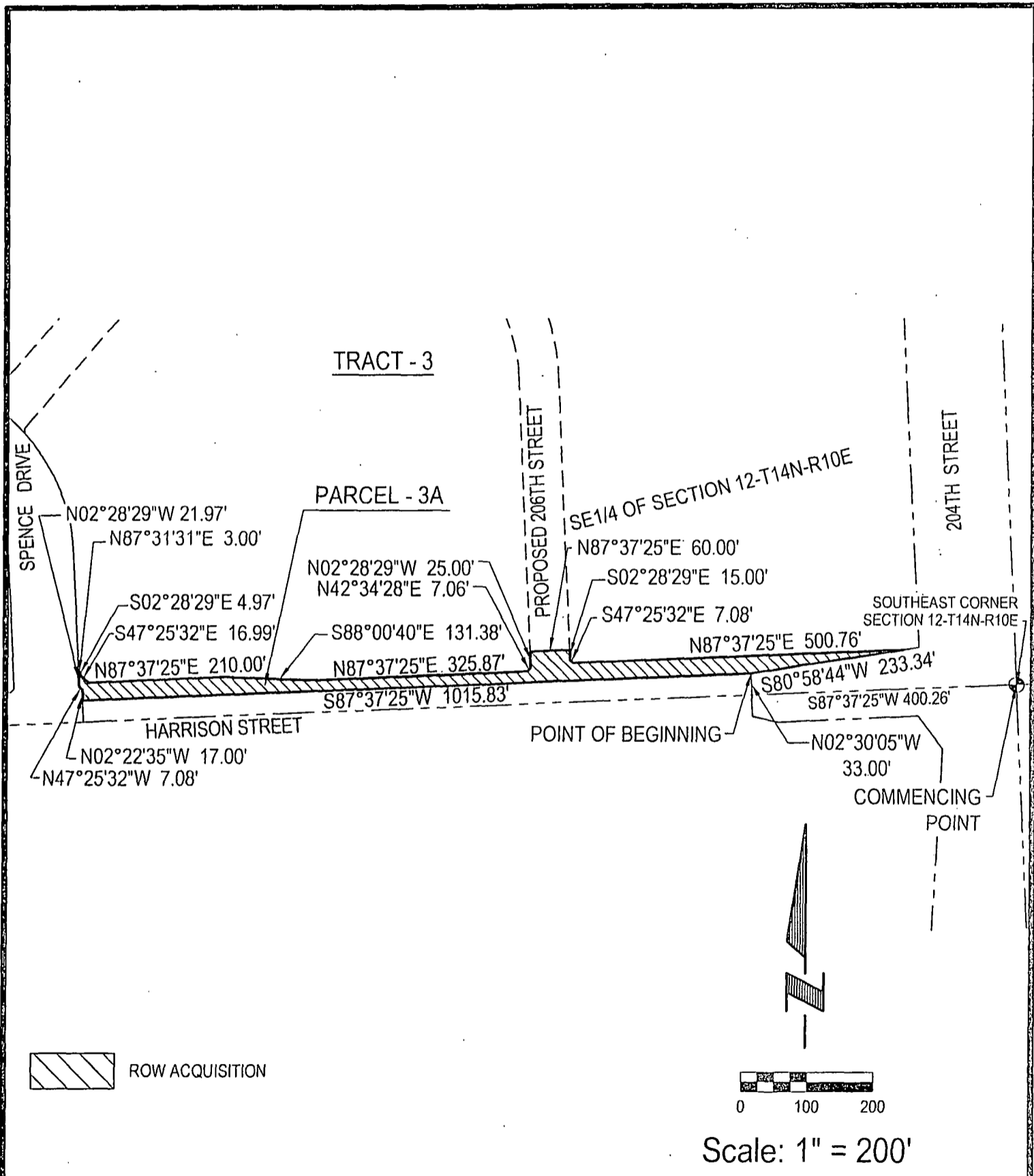
Entered on numerical index and filed for record in the Register of Deeds Office of said County the day of, 20....., ato'clock and minutesM., and recorded in Book of at page

.....
Reg. of Deeds

By Deputy

TOM DOYLE
DOUGLAS COUNTY ENGINEER
15505 WEST MAPLE ROAD
OMAHA, NEBRASKA 68116-5173

RETURN TO COUNTY



Date: REVISED - 02/08/2010
 Date: REVISED - 01/19/2010

SEE SHEET 2 OF 2 FOR LEGAL DESCRIPTION

E&A CONSULTING GROUP, INC.
 ENGINEERING • PLANNING • FIELD SERVICES
 330 NORTH 117TH STREET OMAHA, NE 68154 PHONE: (402) 695-4700

Drawn by: WAC Chkd by: *EAS 2/19/10* Chkd by: _____
 Job No.: P2004.277.001 Date: 05/26/2009 SHEET: 1 OF 2

TRACT - 3
PARCEL - 3A
ROW ACQUISITION
 AVG-CFM 204Q, LLC

TRACT - 3
PARCEL - 3A

LEGAL DESCRIPTION:

ROW ACQUISITION
AVG-CFM 204Q LLC
WARRANTY DEED

INSTRUMENT NO. 2006126155
INSTRUMENT NO. 2006126158
INSTRUMENT NO. 2006126160

A TRACT OF LAND LOCATED IN THE SE1/4 OF THE SE1/4, AND THE SW1/4 OF THE SE1/4 OF SECTION 12, TOWNSHIP 14 NORTH, RANGE 10 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 12; THENCE S87°37'25"W (ASSUMED BEARING) ALONG THE SOUTH LINE OF SAID SE1/4 OF SECTION 12, A DISTANCE OF 400.26 FEET; THENCE N02°30'05"W, A DISTANCE OF 33.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF HARRISON STREET, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE S87°37'25"W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF HARRISON STREET, A DISTANCE OF 1015.83 FEET TO THE POINT OF INTERSECTION OF SAID NORTHERLY RIGHT-OF-WAY LINE OF HARRISON STREET, AND THE EASTERLY RIGHT-OF-WAY LINE OF SPENCE DRIVE; THENCE N02°22'35"W ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF SPENCE DRIVE, A DISTANCE OF 17.00 FEET; THENCE N47°25'32"W ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF SPENCE DRIVE, A DISTANCE OF 7.08 FEET; THENCE N02°28'29"W ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF SPENCE DRIVE, A DISTANCE OF 21.97 FEET; THENCE N87°31'31"E, A DISTANCE OF 3.00 FEET; THENCE S02°28'29"E, A DISTANCE OF 4.97 FEET; THENCE S47°25'32"E, A DISTANCE OF 16.99 FEET; THENCE N87°37'25"E, A DISTANCE OF 210.00 FEET; THENCE S88°00'40"E, A DISTANCE OF 131.38 FEET; THENCE N87°37'25"E, A DISTANCE OF 325.87 FEET; THENCE N42°34'28"E, A DISTANCE OF 7.06 FEET; THENCE N02°28'29"W, A DISTANCE OF 25.00 FEET; THENCE N87°37'25"E, A DISTANCE OF 60.00 FEET; THENCE S02°28'29"E, A DISTANCE OF 15.00 FEET; THENCE S47°25'32"E, A DISTANCE OF 7.08 FEET; THENCE N87°37'25"E, A DISTANCE OF 500.76 FEET TO A POINT ON SAID NORTHERLY RIGHT-OF-WAY LINE OF HARRISON STREET; THENCE S80°58'44"W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF HARRISON STREET, A DISTANCE OF 233.34 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS AN AREA OF 27,978 SQUARE FEET OR 0.642 ACRES, MORE OR LESS.

Date: REVISED - 02/08/2010
Date: REVISED - 01/19/2010

SEE SHEET 1 OF 2 FOR DRAWING



E&A CONSULTING GROUP, INC.
ENGINEERING • PLANNING • FIELD SERVICES
300 NORTH 117TH STREET OMAHA, NE 68154 PHONE: (402) 895-4700

Drawn by: WAC Chkd by: *EAS* Chkd by: _____

Job No.: P2004.277.001 Date: 05/26/2009 SHEET: 2 OF 2

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