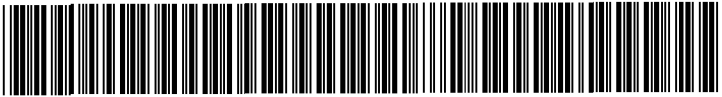


DEED 2014011200



FEB 12 2014 16:49 P 7

Nebr Doc Stamp Tax
02-12-2014 Date
\$4500.00
By MS

Fee amount: 46.00  
FB: 01-60000  
COMP: MS

Received - DIANE L. BATTIATO  
Register of Deeds, Douglas County, NE  
02/12/2014 16:49:37.00



2014011200

After Recording Return To: Missouri River Title, 11239 Chicago Circle, Omaha, NE 68154

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT **AVG-CFM 204Q, LLC**, a Delaware Limited Liability Company, Grantor herein, whether one or more, in consideration of One Dollar and other valuable consideration received from Grantee, does hereby grant, bargain, sell, convey, and confirm unto **COVENTRY RIDGE, LLC**, a Delaware Limited Liability Company, Grantee herein, the following described real property:

**0C-08150** Parcel 1: Lot 92, Coventry, A Subdivision, as Surveyed, Platted and Recorded in Douglas County, Nebraska.

Parcel 2: Lot 93, Coventry, A Subdivision, as Surveyed, Platted and Recorded in Douglas County, Nebraska.

Parcel 3: Lot 94, Coventry, A Subdivision, as Surveyed, Platted and Recorded in Douglas County, Nebraska.

Parcel 4: Lot 95, Coventry, A Subdivision, as Surveyed, Platted and Recorded in Douglas County, Nebraska.

Parcel 5: Out Lot "C", Coventry, A Subdivision, as Surveyed, Platted and Recorded in Douglas County, Nebraska.

**01-60000** Parcel 6: A Tract of Land Located in Part of the SW ¼ of the SE ¼ of Section 12, Township 14 North, Range 10 East of the 6<sup>th</sup> P.M., Douglas County, Nebraska, more particularly described as follows:

Commencing at the Southwest Corner of the SW ¼ of the SE ¼ Corner Section of said Section 12; Thence N87°37'25"E (Assumed Bearing) along the South line of said Section 12, a distance of 1167.36 feet; Thence N02°22'35" W, a distance of 432.32 feet to the Point of Beginning; Thence along the North Right-of-Way Line of Spence Drive on the following two courses: Thence on a curve to the left with a radius of 300.00 feet, a distance of 61.73 feet, said curve having a long chord which bears N42°56'22" W, a distance of 61.62 feet; Thence N48°50'03" W, a distance of 397.67 feet to the Point of Intersection of the said North Right-of-Way Line of Spence Drive and the Easterly Right-of-Way Line of Jefferson Drive; thence along the Easterly Right-of-Way Line of Jefferson Drive on the following two courses: Thence N03°50'03"W, a distance of 7.07 feet; Thence N41°09'57"E, a distance of 595.42 feet; thence S02°28'29"E, a distance of 582.16 feet; Thence on a curve to the right with a radius of 114.50 feet, a distance of 58.29 feet, said curve having a long chord which bears N74°39'18"W a distance of 57.66 feet; thence S37°30'23"W, a distance of 60.18 feet; thence on a curve to the right with a radius of 175.77 feet, a distance of 153.92 feet, said curve having a long chord which bears S06°32'58"E, a distance of 149.05 feet to the Point of Beginning. (SW SE)

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 said premises are free from encumbrances except covenants, easements and restrictions of record and all regular taxes and special assessments, except those levied or assessed subsequent to date hereof; that Grantor has 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.

[SIGNATURE PAGES FOLLOW]

Dated this 12<sup>th</sup> day of February, 2014.

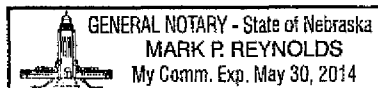
AVG-CFM 204Q, LLC,  
A Delaware Limited Liability Company

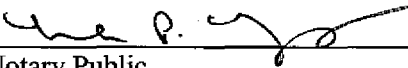
  
By: Joseph F. Carter, Manager

STATE OF Nebraska

COUNTY OF Douglas


The above and foregoing Warranty Deed was acknowledged before me on this 12<sup>th</sup> day of February, 2014, by Joseph F. Carter, Manager of AVG-CFM 204Q, LLC, a Delaware Limited Liability Company, as his free and voluntary act and deed for and on behalf of said Company.



  
Notary Public

Dated this 12<sup>th</sup> day of February, 2014.

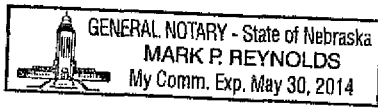
AVG-CFM 204Q, LLC,  
A Delaware Limited Liability Company

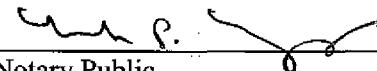
  
By: Terrance L. Fangman, Jr., Manager

STATE OF Nebraska

COUNTY OF Douglas

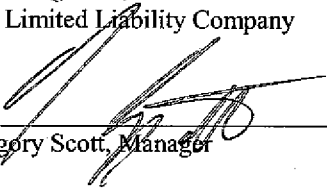
The above and foregoing Warranty Deed was acknowledged before me on this 12<sup>th</sup> day of February, 2014, by Terrance L. Fangman, Jr., Manager of AVG-CFM 204Q, LLC, a Delaware Limited Liability Company, as his free and voluntary act and deed for and on behalf of said Company.



  
Notary Public

Dated this 11<sup>th</sup> day of February, 2014.

AVG-CFM 204Q, LLC,  
A Delaware Limited Liability Company

  
By: D. Gregory Scott, Manager

**[CALIFORNIA STATE NOTARY PAGE FOLLOWS]**

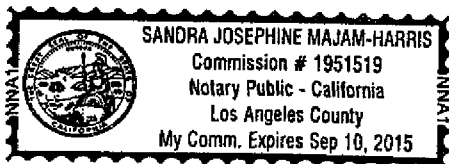
CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

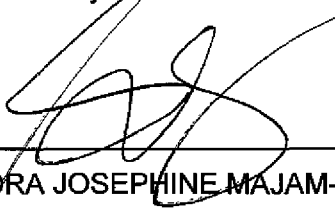
STATE OF CALIFORNIA )  
 ) ss.  
COUNTY OF LOS ANGELES )

On February 11, 2014, before me, SANDRA JOSEPHINE MAJAM-HARRIS, Notary Public – California, personally appeared D. Gregory Scott who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the forgoing paragraph is true and correct.

WITNESS my hand and official seal.



  
\_\_\_\_\_  
SANDRA JOSEPHINE MAJAM-HARRIS  
Notary Public #1951519  
In and for the State of California

MY COMMISSION EXPIRES:  
SEPTEMBER 10, 2015

Dated this 11<sup>th</sup> day of February, 2014.

AVG-CFM 204Q, LLC,  
A Delaware Limited Liability Company

By:   
Arnold Schlesinger, Manager

**[CALIFORNIA STATE NOTARY PAGE FOLLOWS]**

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

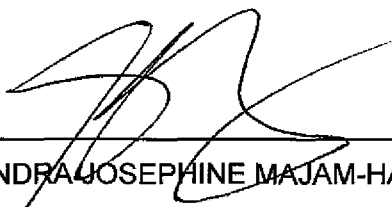
STATE OF CALIFORNIA                    )  
  ) ss.  
COUNTY OF LOS ANGELES            )

On February 11, 2014, before me, SANDRA JOSEPHINE MAJAM-HARRIS, Notary Public – California, personally appeared **Arnold Schlesinger** who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the forgoing paragraph is true and correct.

WITNESS my hand and official seal.



  
\_\_\_\_\_  
SANDRA JOSEPHINE MAJAM-HARRIS  
Notary Public #1951519  
In and for the State of California

MY COMMISSION EXPIRES:  
SEPTEMBER 10, 2015