



SPECIAL WARRANTY DEED

AVG-CFM 204Q, LLC, a Delaware limited liability company, GRANTOR, whether one or more, in consideration of One Dollar and other valuable consideration received from grantees, receipt of which is acknowledged, conveys to Entertainment Ventures, LLC, a Nebraska limited liability company, GRANTEE, whether one or more, the following described real estate (as defined in Neb. Rev. Stat. ss76-201) Douglas County, Nebraska:

See Exhibit "A" attached hereto and made a part hereof

GRANTOR covenants with the GRANTEE that GRANTOR:

- (1) is lawfully seized of such real estate that it is free from encumbrances
- (2) has legal power and lawful authority to convey the same;
- (3) specially warrants and will defend title to the real estate against the lawful claims of all persons claiming the same or any part thereof by, through, or under Grantor.

Executed : May 11, 2018

AVG-CFM 204Q, LLC, a Delaware limited liability company

By: _____
 Arnold Schlesinger, Manager

STATE OF _____
 COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of May, 2018 by Arnold Schlesinger, the Manager of AVG-CFM 204Q, LLC, a Delaware limited liability company.

 Notary Public

See attached California Trust with affidavit statement

CALIFORNIA JURAT WITH AFFIANT STATEMENT

GOVERNMENT CODE § 8202

- See Attached Document (Notary to cross out lines 1-6 below)
- See Statement Below (Lines 1-6 to be completed only by document signer[s], *not* Notary)

~~_____
Signature of Document Signer No. 1~~

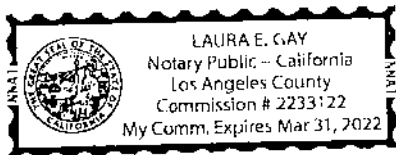
~~_____
Signature of Document Signer No. 2 (if any)~~

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles

Subscribed and sworn to (or affirmed) before me
on this 11th day of May, 2018
by Arnold Schlesinger
Date Month Year

(1) Arnold Schlesinger
(and (2) _____),
Name(s) of Signer(s)



proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature [Handwritten Signature]
Signature of Notary Public

Seal
Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____
Number of Pages: _____ Signer(s) Other Than Named Above: _____

31025C-18
31026C-18

EXHIBIT "A"

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 14 NORTH, RANGE 10 EAST OF THE 6TH P.M. IN DOUGLAS COUNTY, NEBRASKA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER: THENCE ON THE EAST LINE OF SAID SOUTHEAST QUARTER ON AN ASSUMED BEARING OF S02°28'29"E, 729.75 FEET; THENCE S87°31'31"W, 127.97 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF 204TH STREET, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ON SAID WEST RIGHT-OF-WAY LINE OF 204TH STREET FOR THE FOLLOWING TWO (2) DESCRIBED COURSES; (1) S04°56'35"E, 109.45 FEET; (2) S00°56'55"E, 908.01 FEET; THENCE S87°31'31"W, 247.70 FEET; THENCE N02°28'29"W, 281.74 FEET TO A POINT OF CURVATURE; THENCE ON A 225.00 FOOT RADIUS CURVE TO THE LEFT, AN ARC LENGTH OF 236.01 FEET (LONG CHORD BEARS N32°31'29"W, 225.34 FEET); THENCE N27°25'31"E, 5.00 FEET; THENCE N62°34'29"W, 215.76 FEET TO A POINT OF CURVATURE; THENCE ON A 23.00 FOOT RADIUS CURVE TO THE RIGHT, AN ARC LENGTH OF 10.13 FEET (LONG CHORD BEARS N01°03'00"E, 10.05 FEET); THENCE N13°39'59"E, 58.22 FEET; THENCE N62°34'29"W, 116.17 FEET; THENCE S27°25'31"W, 10.47 FEET TO A POINT OF CURVATURE; THENCE ON A 23.00 FOOT RADIUS CURVE TO THE RIGHT, AN ARC LENGTH OF 30.61 FEET (LONG CHORD BEARS S65°32'45"W, 28.40 FEET); THENCE N76°20'01"W, 53.56 FEET; THENCE N62°34'29"W, 51.69 FEET TO A POINT OF CURVATURE; THENCE ON A 450.00 FOOT RADIUS CURVE TO THE RIGHT, AN ARC LENGTH OF 108.01 FEET (LONG CHORD BEARS N55°42'04"W, 107.75 FEET); THENCE N48°49'53"W, 128.86 FEET TO A POINT OF CURVATURE; THENCE ON A 750.00 FOOT RADIUS CURVE TO THE RIGHT, AN ARC LENGTH OF 419.80 FEET (LONG CHORD BEARS N32°47'55"W, 414.34 FEET); THENCE S73°14'11"W, 10.00 FEET; THENCE CONTINUING S73°14'11"W, 80.00 FEET; THENCE CONTINUING S73°14'11"W, 10.00 FEET TO A POINT OF CURVATURE; THENCE ON A 850.00 FOOT RADIUS CURVE TO THE LEFT, AN ARC LENGTH OF 475.77 FEET (LONG CHORD BEARS S32°47'55"E, 469.59 FEET); THENCE S48°50'02"E, 51.62 FEET; THENCE S27°25'31"W, 467.48 FEET; THENCE S87°31'31"W, 42.57 FEET TO A POINT ON THE EAST LINE OF LOT 1, COVENTRY RIDGE REPLAT ONE, A PLATTED AND RECORDED SUBDIVISION IN DOUGLAS COUNTY NEBRASKA; THENCE ON SAID EAST LINE OF LOT 1 FOR THE FOLLOWING FIVE (5) DESCRIBED COURSES; (1) N02°28'29"W, 411.09 FEET; (2) N12°36'56"E, 84.93 FEET; (3) N02°28'29"W, 92.44 FEET; (4) N37°06'46"W, 154.97 FEET; (5) S82°53'12"W, 174.75 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SPENCE DRIVE; THENCE ON SAID EAST RIGHT-OF-WAY LINE OF SPENCE DRIVE FOR THE FOLLOWING TWO (2) DESCRIBED COURSES; (1) N41°09'57"E, 137.21 FEET TO A POINT OF CURVATURE; (2) THENCE ON A 270.35 FOOT RADIUS CURVE TO THE RIGHT, AN ARC LENGTH OF 163.78 FEET (LONG CHORD BEARS N58°31'15"E, 161.29 FEET); THENCE N75°18'13"E, 88.49 FEET TO A POINT OF CURVATURE ON THE EAST RIGHT-OF-WAY LINE OF COVENTRY

Exhibit "A"

Page 2

DRIVE; THENCE ON SAID EAST RIGHT-OF-WAY LINE OF COVENTRY DRIVE ON A 760.00 FOOT RADIUS CURVE TO THE RIGHT, AN ARC LENGTH OF 191.02 FEET (LONG CHORD BEARS N07°29'45"W, 190.52 FEET); THENCE N87°36'02"E, 263.01 FEET; THENCE S62°34'29"E, 258.33 FEET; THENCE N64°38'47"E, 60.35 FEET; THENCE S69°31'32"E, 292.30 FEET; THENCE S62°34'29"E, 445.22 FEET TO THE POINT OF BEGINNING.

THIS LEGAL DESCRIPTION INCLUDES LOT 2, COVENTRY RIDGE REPLAT ONE, A SUBDIVISION AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA.