



DEED 2007058505



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Date

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By CC

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
5/24/2007 13:16:28.13



2007058505

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this 17th day of May, 2007, between infoUSA Inc., a Delaware corporation ("Grantor"), and RALSTON BUILDING LLC, a Delaware limited liability company ("Grantee"), whose mailing address is 5711 S. 86th Circle, Omaha, Nebraska 68127, Attn: John Jesse.

WITNESSETH, that Grantor, for and in consideration of the sum of ONE AND NO/100 DOLLARS (\$1.00) and other good and valuable consideration to it duly paid, the receipt of which is hereby acknowledged, by these presents does sell and convey to the Grantee and its successors and assigns, all of Grantor's interest in the following described property situated in the City of Omaha, Douglas County, Nebraska (the "Property"), to-wit:

See attached Exhibit "A" Legal Description.

Subject to: (a) easements, restrictions, declarations and reservations of record, if any; and (b) taxes and assessments, general and special, not now due and payable,

TO HAVE AND TO HOLD THE SAME, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining, forever. And Grantor, for itself and its successors, does hereby covenant, promise and agree that at the delivery hereof said interest in said premises is free, clear, discharged and unencumbered of and from all former and other grants, titles, charges, estates, judgments, taxes, assessments and encumbrances, of what nature and kind so ever, by, through or under Grantor, except as provided above, and that Grantor will warrant and forever defend said interest unto Grantee, its successors and assigns, against Grantor, its successors, and all and every person or persons whomsoever lawfully claiming or to claim the same by, through or under Grantor, except as provided above.

IN WITNESS WHEREOF, Grantor has caused this Deed to be signed the day and year first above written.

infoUSA Inc., a Delaware corporation

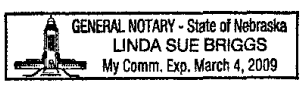
By: [Signature]
Name: Stormy L. Dean
Title: Chief Financial Officer

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

On this 17 day of May, 2007, before me, the undersigned, a Notary Public, duly commissioned and qualified for and in said county, personally came Storm L. Dean, Chief Financial Officer of infoUSA Inc., a Delaware corporation, to me known to be the identical person whose name is affixed to the foregoing instrument, and acknowledged the execution thereof to be his/her voluntary act and deed on behalf of infoUSA Inc.

WITNESS MY HAND and Notarial Seal the day and year last above written.

[Signature]
Notary Public



Deed
FEE 14.00 FB Suback
BKR 86-30 C/O _____ COMP [Signature]
DPA _____ SCAN _____ FV _____

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22219

16
TA-53638¹⁶

EXHIBIT "A"

LEGAL DESCRIPTION

Parcel A: That part of Lot 6, in PARK EIGHTY-FOUR, an Addition to the City of Omaha, as surveyed, platted and recorded, in Douglas County, Nebraska, as described as follows: 62-29380

Beginning at the Southwest corner of Lot 6, in PARK EIGHTY-FOUR ADDITION; thence Northerly along the West line of said Lot 6, a distance of 328.07 feet; thence Easterly and parallel with the North line of said Lot 6, a distance of 265.67 feet; thence Southerly along a line 265.67 feet East of and parallel with the West line of said Lot 6, a distance of 229.16 feet; thence Southwesterly along the Southeasterly line of said Lot 6, a distance of 284.13 feet to the point of beginning.

Parcel B: Lots 3, 4, and the North 14.17 feet of Lot 5, in PARK DRIVE INDUSTRIAL PARK, an Addition to the City of Omaha, as surveyed, platted and recorded, in Douglas County, Nebraska. 62-29370

Parcel C: Lot 5, except the North 14.17 feet thereof and all of Lot 6, in PARK DRIVE INDUSTRIAL PARK, an Addition to the City of Omaha, as surveyed, platted and recorded, in Douglas County, Nebraska.

Parcel D: Lot 7, in PARK DRIVE INDUSTRIAL PARK, an Addition to the City of Omaha, as surveyed, platted and recorded, in Douglas County, Nebraska.

Parcel E: Lot 9, except the East 16 feet thereof and all of Lot 10, in PARK DRIVE INDUSTRIAL PARK, an Addition to the City of Omaha, as surveyed, platted and recorded, in Douglas County, Nebraska.