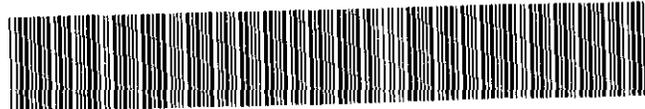


DEED 2009096835



SEP 03 2009 09:25 P 2

Nebr Doc Stamp Tax
9.3.09
Date
\$1212.75
By LC

Deed ²/₁

FEE 10.50 (FB)

W/ SKP _____ C/O _____ COMP _____

DEL _____ SCAN _____ FV _____

Received - DIANE L. BATTIATO
 Register of Deeds, Douglas County, NE
 9/3/2009 09:25:21.15

2009096835

SPECIAL WARRANTY DEED

MILLARD LUMBER INC., a Nebraska corporation, GRANTOR, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration received from GRANTEE, TRP PROPERTIES, L.L.C., a Nebraska limited liability company, does hereby convey to GRANTEE, the real estate legally described as follows ("Property") (as defined in Neb. Rev. Stat. 76-201):

SEE ATTACHED EXHIBIT "A"

GRANTOR covenants with GRANTEE that GRANTOR: (1) is lawfully seized of the Property and that it is free from all liens and encumbrances except: (a) easements, restrictions, covenants and conditions of record; and (b) general and special taxes and assessments which are a lien but not due and delinquent; (2) has legal power and lawful authority to convey the same; and (3) warrants and will defend title to the Property against the lawful claims of all persons claiming the same or any part thereof through, by or under GRANTOR.

Executed AUGUST 28, 2009.

MILLARD LUMBER INC., a Nebraska corporation

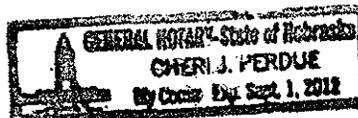
By: *G. Richard Russell*
 G. Richard Russell, President

STATE OF Nebraska)
 COUNTY OF Douglas) ss.

The foregoing instrument was acknowledged before me on August 28, 2009, by G. Richard Russell as President of Millard Lumber Inc., a Nebraska corporation, for and on behalf of the company

Cheri J. Perdue
 Notary Public

My Commission Expires September 1, 2012



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 TR 51325

EXHIBIT A

A LEGAL DESCRIPTION FOR THE SOUTHERLY PORTION OF LOT 1 OMAHA WORKS INDUSTRIAL PARK REPLAT 8 BEING A PORTION OF LOT 20 OMAHA WORKS INDUSTRIAL PARK A PLATTED AND RECORDED SUBDIVISION IN DOUGLAS COUNTY, LYING WITHIN THE CITY LIMITS OF OMAHA, NEBRASKA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 20 THENCE N00°07'04"E ALONG THE EAST LINE OF SAID LOT 20 ON AN ASSUMED BEARING, FOR A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING THENCE S89°59'39"W, FOR A DISTANCE OF 379.60 FEET TO A POINT OF CURVATURE IN A COUNTERCLOCKWISE DIRECTION HAVING RADIUS OF 200.00 FEET, AN ARC LENGTH OF 122.27 FEET, HAVING A CHORD BEARING OF N30°59'04"W, AND A CHORD DISTANCE OF 120.37 FEET; THENCE N43°14'38"E, FOR A DISTANCE OF 157.15 FEET TO A POINT OF CURVATURE IN A CLOCKWISE DIRECTION HAVING RADIUS OF 150.00 FEET, AN ARC LENGTH OF 54.53 FEET, HAVING A CHORD BEARING OF N53°39'32"E, AND A CHORD DISTANCE OF 54.23 FEET; THENCE N00°54'31"W, FOR A DISTANCE OF 14.08 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 20; THENCE N89°05'09"E ALONG THE NORTH LINE OF SAID LOT 20, FOR A DISTANCE OF 249.67 FEET TO THE NORTHEAST CORNER OF SAID LOT 20; THENCE S15°35'14"E ALONG THE EAST LINE OF SAID LOT 20 FOR A DISTANCE OF 86.82 FEET TO A POINT OF CURVATURE IN A CLOCKWISE DIRECTION HAVING RADIUS OF 1450.00 FEET, AN ARC LENGTH OF 72.06 FEET ALONG THE EAST LINE OF SAID LOT 20, HAVING A CHORD BEARING OF S14°13'40"E, AND A CHORD DISTANCE OF 72.05 FEET; THENCE S00°07'04"W ALONG THE EAST LINE OF SAID LOT 20, FOR A DISTANCE OF 114.37 FEET TO THE POINT OF BEGINNING CONTAINING 97863.77 SQUARE FEET OR 2.24 ACRES MORE OR L