

No. 333 - SPECIAL WARRANTY DEED

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OMAHA PRINTING COMPANY

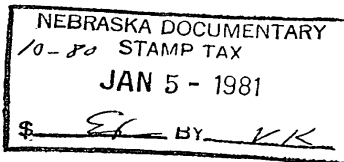
KNOW ALL MEN BY THESE PRESENTS, That

The Spaghetti Bender, Inc., a Nebraska corporation,

in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid by General Central States, Inc., a Nebraska corporation of Buffalo County and State of Nebraska, does hereby Grant, Bargain, Sell and Convey unto the said General Central States, Inc., a Nebraska corporation

the following described premises, situated in the County of Douglas and State of Nebraska, to-wit:

Property as described in Exhibit "A" which is attached hereto and by reference incorporated herein, together with all easements and rights of way appurtenant thereto.



together with all the tenements, hereditaments, and appurtenances thereunto belonging, and all the estate, right title, interest, claim or demand whatsoever of the said The Spaghetti Bender, Inc. of, in, or to the same, or any part thereof:

TO HAVE AND TO HOLD the above described premises unto the said grantee and to its successors forever; and the said The Spaghetti Bender, Inc. hereby covenants that said premises are free and clear of all liens and incumbrances except: (a) a first mortgage in favor of First Investment Co.; (b) Lease dated March 31, 1980 with Cowboy, Inc.; (c) All covenants, easements and restrictions of record; and (d) subject to all real estate taxes and special assessments, if any and it does hereby covenant to WARRANT AND DEFEND the said premises against the lawful claims and demands of all persons claiming by, through, or under it, and against no other claims or demands.

IN WITNESS WHEREOF I have hereunto set my hand this 30th day of December A. D., 1980

In presence of S. J. Harris

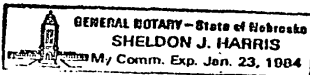
By: J. D. Churchill, President THE SPAGHETTI BENDER, INC.

STATE OF NEBRASKA, County of Douglas } On this 30th day of December A. D., 1980

before me, a Notary Public in and for said County, personally came the above named J. D. Churchill, President of The Spaghetti Bender, Inc. who personally known to me to be the identical person whose name affixed to the above instrument as grantor, and acknowledged said instrument to be the voluntary act and deed of said corporation.

WITNESS my hand and Notarial Seal the date last aforesaid. Sheldon J. Harris Notary Public.

My commission expires on the day of A. D., 19



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EXHIBIT "A"

✓ ✓ ✓  
Lots 1 and 2, inclusive, Block 58; Lots 1 through 9, inclusive and Lots 13 through 21, inclusive, Block 59, in the City of Ralston, as surveyed, platted and recorded, except the following parcel:

Parcel A - Previously conveyed to Robert L. and Sandra L. Fischer:

Commencing at the northeasterlymost corner of said Lot 1, Block 59; thence southerly along the easterly common line of said Lots 1, 2 and 3 a distance of 219.25 feet; thence westerly along a line which is perpendicular to the last described line, a distance of 142.37 feet; thence northerly along a line which is 142.37 feet westerly of and parallel to said easterly common line of Lots 1, 2 and 3, a distance of 219.25 feet to the northerly common line of Lots 21 and 1, Block 59; thence easterly along said northerly common line of Lots 21 and 1 a distance of 142.37 feet to the northeasterlymost corner of said Lot 1 and the point of beginning; and reserving unto the Grantor a perpetual easement for driveway purposes over and across the west 20 feet of the south 65 feet of the abovedescribed premises; together with a perpetual easement to use the east 45 feet of the parking area and driveways adjoining the subject premises on the west, for driveway and parking for its employees, customers and invitees in conjunction with the employees, customers and invitees of the other tenants and occupants of Block 59, City of Ralston.

49 deed

RECEIVED  
1981 JAN -5 PM 12:50  
C. HAROLD GOTTEN  
REGISTER OF DEEDS  
DOUGLAS COUNTY, MISSOURI

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