

DEED 2004075794

JUN 10 2004 12:04 P 3

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Date
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By

Received - RICHARD TAKECHI
Register of Deeds, Douglas County, NE
6/10/2004 12:04:52.75
2004075794

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT I or WE, The Grainery, a Nebraska Partnership, herein called the grantor whether one or more, in consideration of One Dollar and other valuable consideration received from grantee, do hereby grant, bargain, sell, convey and confirm unto J & M Ralston Granary, LLC, herein called the grantee whether one or more, the following described real property in Douglas County, Nebraska:

See Attached Legal Description.

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27 BKP C/O COMP BW
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To have and to hold the above described premises together with all tenements, hereditaments, appurtenances and reservations 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 they are free from encumbrance except covenants, easements and restrictions of record; all regular taxes and special assessments, except those levied or assessed subsequent to date hereof; that grantor has good 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.

Dated: June 8, 2004

The Grainery, a Nebraska Partnership
by: Robert C. Fischer, Partner
by: Sheldon J. Harris, Partner
by: James E. Harris, Partner

STATE OF NEBRASKA
COUNTY OF DOUGLAS

The foregoing instrument was acknowledged before me this 9 day of June, 2004 by Robert C. Fischer, Partner and Sheldon J. Harris, Partner, The Grainery, a Nebraska Partnership on behalf of the partnership.

Notary Public

GENERAL NOTARY - State of Nebraska
MARY M. ANDERSON
My Comm. Exp. Oct. 31, 2007

John Hanschild
4 Westlake
Council Bluffs Ia 51501

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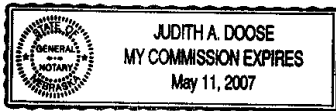
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W34528M
L-158550

STATE OF NEBRASKA
COUNTY OF DOUGLAS

The foregoing instrument was acknowledged before me this 8 day of June, 2004 by James E. Harris, Partner, The Grainery, a Nebraska Partnership.

Judith A. Dose
Notary Public



LEGAL DESCRIPTION

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:
 Commencing at the Northeastermost 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 Northeastermost 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 driveway 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.

And

Lots 3 through 9 inclusive, Block 58, except the West 102.00 feet thereof, Townsite of Ralston as surveyed, platted and recorded in Douglas County, Nebraska.

And

A 30 foot strip of land lying between Lots 1 through 9, Block 58 and Lots 13 through 21, Block 59, in the City of Ralston as surveyed, platted and recorded in Douglas County, Nebraska,

And

The vacated alley lying between Lots 6 and 7, Block 58, except the West 102 feet thereof; and the alley between Lots 15 and 16, Block 59, all in the City of Ralston as surveyed, platted and recorded in Douglas County, Nebraska.