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CASS COUNTY, NE.

2006 JUN -7 AM 10:34

BK 185 of Deeds PG 738
PATRICIA MEISINGER
REGISTER OF DEEDS

Doc# 3454 \$15.50

COMPARED

AREA ABOVE TO BE USED FOR RECORDING INFORMATION BY THE
CASS COUNTY REGISTER OF DEEDS OFFICE
PURSUANT TO REVISED STATUTE OF NEBRASKA SECTION 1. 23-1503.01
LB 288, 1995

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CASS COUNTY, NE.

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BK185 OF DL PG 633
PATRICIA MEISINGER
REGISTER OF DEEDS

2566 * 1050

CORPORATE WARRANTY DEED

COMPARED

THE GRANTOR, RUBIN COMPANY, L.L.C., F/K/A RUBIN DEVELOPMENT COMPANY in consideration of One Dollar and other valuable consideration receipt of which is hereby acknowledged, conveys to TINCHER INVESTMENTS CO., INC. Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201) in CASS County, Nebraska:

A FRACTION OF SUBLLOT 2 OF LOT 65 LOCATED IN THE SW1/4 OF THE SW1/4 OF SEC. 12, T12N, R13 E. OF THE 6TH P.M., CASS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: REFERRING TO THE SW CORNER OF THE SW1/4 SW1/4; THENCE N 89°50'49" E, (ASSUMED BEARING), ALONG THE SOUTH LINE OF THE SW1/4, A DISTANCE OF 823.40' TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF STATE HIGHWAY NO. 75; THENCE N 01°25'25" W, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 459.14' TO THE TRUE POINT OF BEGINNING; THENCE N 89°10'05" E, A DISTANCE OF 237.57'; THENCE N 01°49'00" W, A DISTANCE OF 442.62' TO A POINT ON THE SOUTH LINE OF FULTON AVENUE; THENCE N 89°57'32" W, A DISTANCE OF 234.60' TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF STATE HIGHWAY NO. 75; THENCE S 01°25'26" E, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 446.15' TO THE POINT OF BEGINNING, SAID DESCRIBED TRACT CONTAINS 2.41 ACRES, MORE OR LESS.

THE GRANTOR covenants with Grantee that Grantor:

- (1) is lawfully seized of such real estate and that it is free from encumbrances subject to easements, reservations, covenants and restrictions of record and subject to all regular taxes and special assessments.
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend the title to the real estate against the lawful claims of all persons.

Executed: April 21, 2006

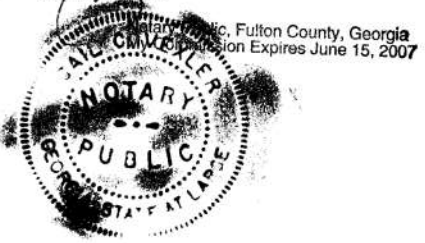
RUBIN COMPANY, L.L.C., F/K/A
RUBIN DEVELOPMENT COMPANY

by: [Signature]
SYDNEY RUBIN-LEWIS, PRESIDENT

STATE OF
COUNTY OF

The foregoing instrument was acknowledged before me this 21 day of April, 2006 by SYDNEY RUBIN-LEWIS, PRESIDENT, RUBIN COMPANY, L.L.C., F/K/A RUBIN DEVELOPMENT COMPANY, on behalf of the corporation.

[Signature]
Notary Public



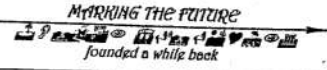
*

Project No. 040206
 Name:
 Address:

Location SW1/4 SW1/4
 Sec. 12 T 12 N. R 13 E.
 of the 6th P.M., Cass County, Nebraska

LAND SURVEYOR'S CERTIFICATE

I hereby certify that this plat, map, survey or report was made by me or under my direct personal supervision and that I am a duly Registered Land Surveyor under the laws of the State of Nebraska.

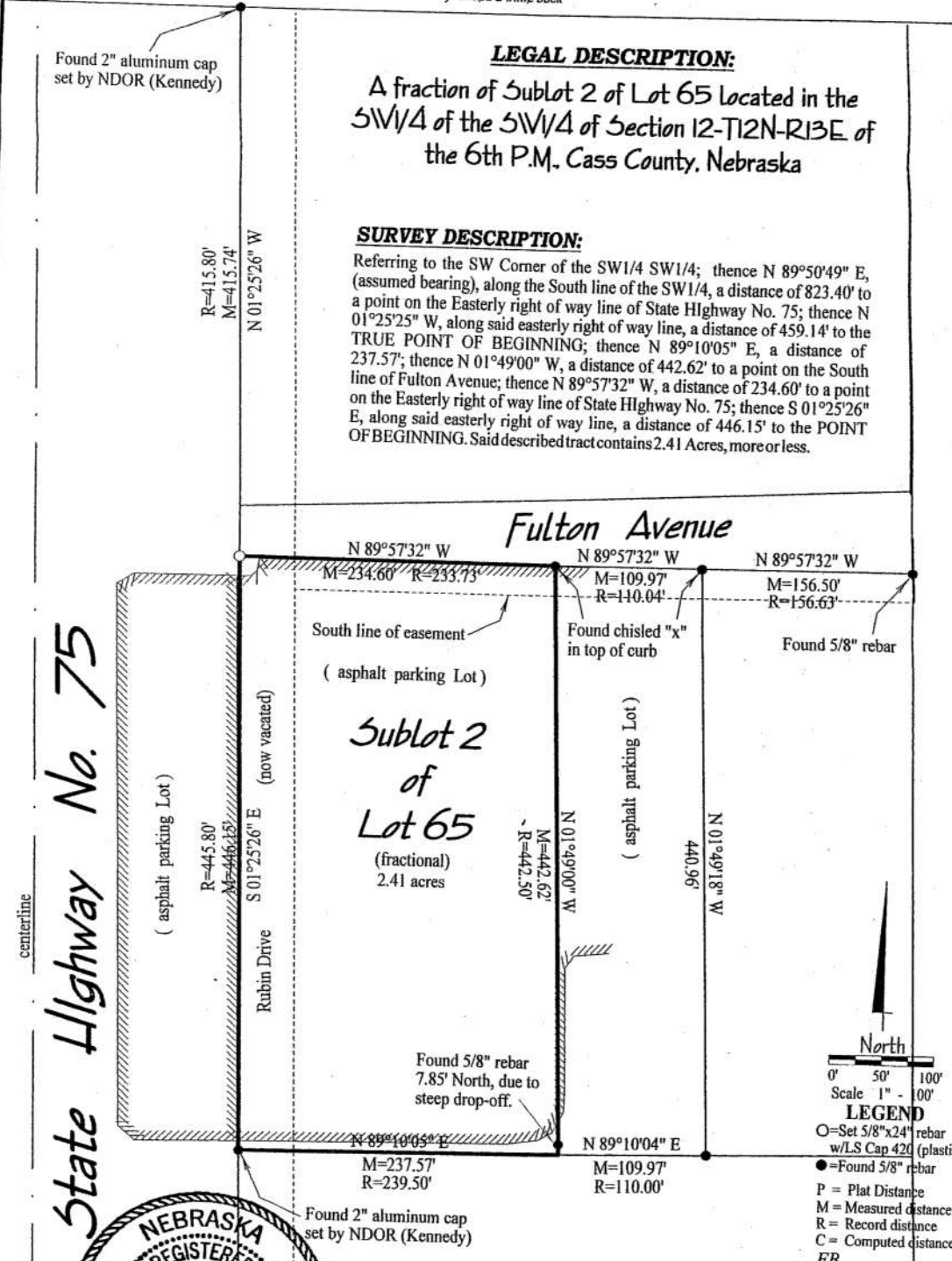


LEGAL DESCRIPTION:

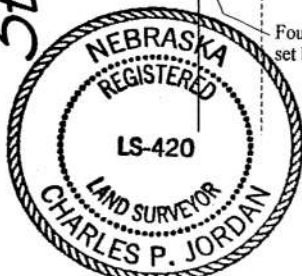
A fraction of Sublot 2 of Lot 65 located in the SW1/4 of the SW1/4 of Section 12-T12N-R13E of the 6th P.M., Cass County, Nebraska

SURVEY DESCRIPTION:

Referring to the SW Corner of the SW1/4 SW1/4; thence N 89°50'49" E, (assumed bearing), along the South line of the SW1/4, a distance of 823.40' to a point on the Easterly right of way line of State Highway No. 75; thence N 01°25'25" W, along said easterly right of way line, a distance of 459.14' to the TRUE POINT OF BEGINNING; thence N 89°10'05" E, a distance of 237.57'; thence N 01°49'00" W, a distance of 442.62' to a point on the South line of Fulton Avenue; thence N 89°57'32" W, a distance of 234.60' to a point on the Easterly right of way line of State Highway No. 75; thence S 01°25'26" E, along said easterly right of way line, a distance of 446.15' to the POINT OF BEGINNING. Said described tract contains 2.41 Acres, more or less.



State Highway No. 75



Signed this 13th day of April A.D., 2006.

Charles P. Jordan
 CHARLES P. JORDAN

Surveyor's License No. L.S. 420
 Jordan Surveying Co.
 Plattsmouth, Nebraska