



DEED 2009011086



FEB 09 2009 09:52 P 5

Deed 50
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 5 BKP 12.14.10 JMB COMP
 DEL SCAN FV

Nebr Doc
 Stamp Tax
 2/9/09
 Date
 \$ Ex-2
 By JB

Received - DIANE L. BATTIATO
 Register of Deeds, Douglas County, NE
 2/9/2009 09:52:44.53



WARRANTY DEED - INDIVIDUAL (page 1)

PROJECT: 6-7(157)

C.N.: 21763

TRACT: 30 REVISED

KNOW ALL MEN BY THESE PRESENTS:

THAT AVG-CFM 2042, LLC, a Delaware limited liability company

hereinafter known as the Grantor, whether one or more, for and in consideration of the sum of **ONE AND NO/100----(\$1.00)---DOLLAR AND OTHER VALUABLE CONSIDERATION** in hand paid do hereby grant, bargain, sell, convey and confirm unto THE STATE OF NEBRASKA, DEPARTMENT OF ROADS, the following described real estate situated in **DOUGLAS** County, and State of Nebraska, to-wit;

A TRACT OF LAND LOCATED IN SECTION 12, TOWNSHIP 14 NORTH, RANGE 10 EAST OF THE SIXTH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

REFERRING TO THE SOUTHEAST CORNER OF SAID SECTION; THENCE WESTERLY A DISTANCE OF 400.26 FEET ALONG THE SOUTH LINE OF SAID SECTION; THENCE NORTHERLY DEFLECTING 089 DEGREES, 52 MINUTES, 30 SECONDS RIGHT, A DISTANCE OF 33.00 FEET TO A POINT ON THE NORTHERLY HARRISON STREET RIGHT OF WAY LINE TO THE POINT OF BEGINNING; THENCE EASTERLY DEFLECTING 090 DEGREES, 07 MINUTES, 30 SECONDS RIGHT, A DISTANCE OF 298.29 FEET ALONG SAID RIGHT OF WAY LINE TO A POINT ON THE WESTERLY EXISTING HIGHWAY 6 AND 31 RIGHT OF WAY LINE; THENCE NORTHERLY DEFLECTING 093 DEGREES, 32 MINUTES, 35 SECONDS LEFT, A DISTANCE OF 791.30 FEET ALONG SAID RIGHT OF WAY LINE; THENCE NORTHERLY DEFLECTING 004 DEGREES, 58 MINUTES, 15 SECONDS RIGHT, A DISTANCE OF 1500.53 FEET ALONG SAID RIGHT OF WAY LINE; THENCE NORTHERLY DEFLECTING 005 DEGREES, 23 MINUTES, 12 SECONDS RIGHT, A DISTANCE OF 327.07 FEET ALONG SAID RIGHT OF WAY LINE; THENCE NORTHERLY DEFLECTING 010 DEGREES, 45 MINUTES, 16 SECONDS LEFT, A DISTANCE OF 514.44 FEET ALONG SAID RIGHT OF WAY LINE; THENCE WESTERLY DEFLECTING 086 DEGREES, 34 MINUTES, 42 SECONDS LEFT, A DISTANCE OF 62.71 FEET ALONG SAID RIGHT OF WAY LINE; THENCE NORTHERLY DEFLECTING 093 DEGREES, 03 MINUTES, 12 SECONDS RIGHT, A DISTANCE OF 246.41 FEET ALONG SAID RIGHT OF WAY LINE; THENCE NORTHERLY DEFLECTING 003 DEGREES, 22 MINUTES, 24 SECONDS RIGHT, A DISTANCE OF 557.06 FEET ALONG SAID RIGHT OF WAY LINE; THENCE SOUTHERLY DEFLECTING 174 DEGREES, 43 MINUTES, 14 SECONDS LEFT, A DISTANCE OF 156.68 FEET; THENCE SOUTHERLY DEFLECTING 005 DEGREES, 16 MINUTES, 23 SECONDS LEFT, A DISTANCE OF 402.47 FEET; THENCE SOUTHERLY DEFLECTING 016 DEGREES, 58 MINUTES, 28 SECONDS RIGHT, A DISTANCE OF 177.91 FEET; THENCE SOUTHEASTERLY DEFLECTING 064 DEGREES, 23 MINUTES, 10 SECONDS LEFT, A DISTANCE OF 109.92 FEET TO A POINT ON THE WESTERLY EXISTING HIGHWAY 6 AND 31 RIGHT

Return to : Daryl Behrends
 Nebraska Dept. of Roads, R.O.W. Division
 1500 Hwy 2, Box 94759
 Lincoln, NE 68509-4759

No Check

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OF WAY LINE; THENCE EASTERLY DEFLECTING 049 DEGREES, 01 MINUTES, 18 SECONDS LEFT, A DISTANCE OF 17.13 FEET ALONG SAID RIGHT OF WAY LINE; THENCE SOUTHERLY DEFLECTING 087 DEGREES, 19 MINUTES, 13 SECONDS RIGHT, A DISTANCE OF 402.30 FEET; THENCE SOUTHERLY DEFLECTING 005 DEGREES, 51 MINUTES, 51 SECONDS LEFT, A DISTANCE OF 152.07 FEET; THENCE SOUTHERLY DEFLECTING 018 DEGREES, 33 MINUTES, 09 SECONDS RIGHT, A DISTANCE OF 253.18 FEET; THENCE SOUTHERLY DEFLECTING 012 DEGREES, 03 MINUTES, 24 SECONDS LEFT, A DISTANCE OF 550.74 FEET TO A POINT ON THE WESTERLY EXISTING HIGHWAY 6 AND 31 RIGHT OF WAY LINE; THENCE SOUTHERLY DEFLECTING 003 DEGREES, 59 MINUTES, 39 SECONDS RIGHT, A DISTANCE OF 986.20 FEET ALONG SAID RIGHT OF WAY LINE; THENCE SOUTHERLY DEFLECTING 001 DEGREES, 50 MINUTES, 48 SECONDS LEFT, A DISTANCE OF 760.11 FEET; THENCE WESTERLY DEFLECTING 083 DEGREES, 46 MINUTES, 28 SECONDS RIGHT, A DISTANCE OF 256.67 FEET TO THE POINT OF BEGINNING CONTAINING 1.92 ACRES, MORE OR LESS.

THERE WILL BE NO INGRESS OR EGRESS OVER THE FOLLOWING DESCRIBED CONTROLLED ACCESS LINE LOCATED IN THE EAST ONE HALF OF SECTION 12, TOWNSHIP 14 NORTH, RANGE 10 EAST OF THE SIXTH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, NEBRASKA:

REFERRING TO THE SOUTHEAST CORNER OF SAID SECTION; THENCE WESTERLY A DISTANCE OF 400.26 FEET ALONG THE SOUTH LINE OF SAID SECTION; THENCE NORTHERLY DEFLECTING 089 DEGREES, 52 MINUTES, 30 SECONDS RIGHT, A DISTANCE OF 33.00 FEET TO A POINT ON THE NORTHERLY HARRISON STREET RIGHT OF WAY LINE; THENCE EASTERLY DEFLECTING 083 DEGREES, 28 MINUTES, 50 SECONDS RIGHT, A DISTANCE OF 120.78 FEET TO THE POINT OF BEGINNING; THENCE EASTERLY DEFLECTING 000 DEGREES, 00 MINUTES, 00 SECONDS A DISTANCE OF 135.88 FEET; THENCE NORTHERLY DEFLECTING 083 DEGREES, 46 MINUTES, 28 SECONDS LEFT, A DISTANCE OF 760.11 FEET TO A POINT ON THE WESTERLY EXISTING HIGHWAY 6 AND 31 RIGHT OF WAY LINE; THENCE NORTHERLY DEFLECTING 001 DEGREES, 50 MINUTES, 48 SECONDS RIGHT, A DISTANCE OF 986.20 FEET ALONG SAID RIGHT OF WAY LINE; THENCE NORTHERLY DEFLECTING 003 DEGREES, 59 MINUTES, 39 SECONDS LEFT, A DISTANCE OF 550.74 FEET; THENCE NORTHERLY DEFLECTING 012 DEGREES, 03 MINUTES, 24 SECONDS RIGHT, A DISTANCE OF 253.18 FEET; THENCE NORTHERLY DEFLECTING 018 DEGREES, 33 MINUTES, 09 SECONDS LEFT, A DISTANCE OF 152.07 FEET; THENCE NORTHERLY DEFLECTING 005 DEGREES, 51 MINUTES, 51 SECONDS RIGHT, A DISTANCE OF 402.30 FEET TO A POINT ON THE WESTERLY EXISTING HIGHWAY 6 AND 31 RIGHT OF WAY LINE; THENCE WESTERLY DEFLECTING 087 DEGREES, 19 MINUTES, 13 SECONDS LEFT, A DISTANCE OF 17.13 FEET ALONG SAID RIGHT OF WAY LINE; THENCE NORTHWESTERLY DEFLECTING 049 DEGREES, 01 MINUTES, 18 SECONDS RIGHT, A DISTANCE OF 109.92 FEET; THENCE NORTHERLY DEFLECTING 064 DEGREES, 23 MINUTES, 10 SECONDS RIGHT, A DISTANCE OF 177.91 FEET; THENCE NORTHERLY DEFLECTING 016 DEGREES, 58 MINUTES, 28 SECONDS LEFT, A DISTANCE OF 402.47 FEET; THENCE NORTHERLY DEFLECTING 005 DEGREES, 16 MINUTES, 23 SECONDS RIGHT, A DISTANCE OF 156.68 FEET TO A POINT ON THE WESTERLY EXISTING HIGHWAY 6 AND 31 RIGHT OF WAY LINE; THENCE NORTHERLY DEFLECTING 011 DEGREES, 57 MINUTES, 52 SECONDS LEFT, A DISTANCE OF 72.71 FEET ALONG SAID RIGHT OF WAY LINE TO A POINT ON THE NORTH LINE OF THE PROPERTY OWNED BY THE GRANTOR(S) TO THE POINT OF TERMINATION;

EXCEPT, OVER ONE UNRESTRICTED DRIVE(S), NOT TO EXCEED 40 FEET IN WIDTH, THE CENTERLINE(S) OF WHICH (IS, ARE) LOCATED ON THE ONE QUARTER SECTION LINE(S) OF SAID SECTION 12.

AND ALSO

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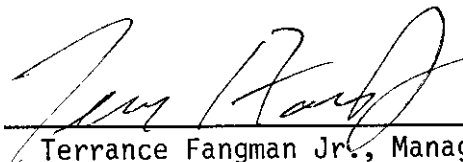
EXCEPT, OVER ONE ACCESS(ES) NOT TO EXCEED 42.65 FEET IN WIDTH, THE CENTERLINE(S) OF WHICH (IS,ARE) LOCATED SOUTHERLY 1393.77 FEET FROM THE NORTH LINE OF SECTION 12 AS MEASURED ALONG THE HIGHWAY CENTERLINE.;

SAID GRANTOR DOES HEREBY RETAIN AND RESERVE TO SAID GRANTOR AND TO HIS, HER OR THEIR HEIRS, SUCCESSORS AND ASSIGNS ALL RIGHTS TO MINERALS, IN OR ON THE ABOVE DESCRIBED REAL PROPERTY. SAID GRANTOR AND/OR HIS, HER OR THEIR HEIRS, SUCCESSORS AND ASSIGNS SHALL HAVE NO RIGHT TO ENTER OR USE THE SURFACE OF SAID REAL PROPERTY FOR ANY PURPOSE CONCERNING SAID MINERAL RIGHTS, NOR SHALL SAID GRANTOR AND/OR HIS, HER OR THEIR HEIRS, SUCCESSORS AND ASSIGNS IN EXTRACTING SAID MINERALS FROM SAID REAL PROPERTY, DAMAGE OR IN ANY WAY IMPAIR THE USE OF SAID REAL PROPERTY.


TO HAVE AND TO HOLD the premises above described, together with all Tenements, Hereditaments and Appurtenances thereunto belonging, unto THE STATE OF NEBRASKA, DEPARTMENT OF ROADS, and to its successors and assigns forever.

And the Grantor does hereby covenant with THE STATE OF NEBRASKA, DEPARTMENT OF ROADS, and with its successors and assigns that the Grantor is lawfully seized of said premises; that they are free from encumbrance; that the Grantor has good right and lawful authority to sell the same; and the grantor does hereby covenant to warrant and defend the title to said premises against the lawful claims of all persons, whomsoever.

Signed this 24 day of November, A.D. 2009.



Terrance Fangman Jr., Manager
AVG-CFM 204Q, LLC



Joseph F Carter, Manager
AVG-CFM 204Q, LLC

Resolution

BE IT RESOLVED, that J.F. Carter and/or Terrance L. Fangman Jr. of the
(Manager) (Manager)

AVG-CFM 204Q, LLC are hereby authorized and directed for, and on behalf of the
(limited liability company)

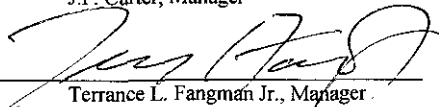
Members, to execute all necessary documents to convey title to the limited liability
company's property for highway purposes to the State of Nebraska, Department of
Roads.

I further certify that the Members of AVG-CFM 240Q, LLC has, and at the time
(Limited liability company)
of the adoption of said resolution, had full power and lawful authority to adopt the
foregoing resolution and to confer the powers therein granted to the persons named who
have full power and authority to exercise the same.

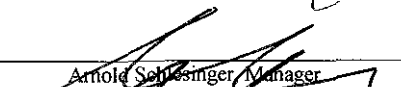
Duly executed this 24th day of November, 2008.



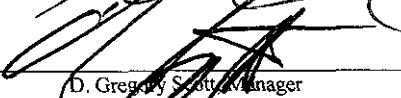
J.F. Carter, Manager



Terrance L. Fangman Jr., Manager



Arnold Schlesinger, Manager



D. Gregory Scott, Manager

Witness: 