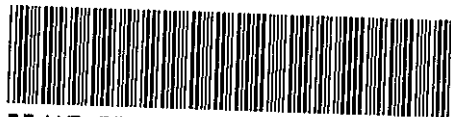


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By LFO

RICHARD N. TANECH
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

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RECEIVED

SPECIAL WARRANTY DEED

FEE 31.00 FB _____
 BKP _____ C/O _____ COMP _____
 DEL _____ SCAN AL FV _____

KNOW ALL MEN BY THESE PRESENTS THAT,

WILMINGTON TRUST COMPANY, not in its individual capacity but solely as Trustee of JSI 28 DELAWARE BUSINESS TRUST, a Delaware business trust,

herein "Grantor", in consideration of One Dollar and other valuable consideration received from Grantee, does hereby grant, bargain, sell, convey and confirm unto

3031 NORTH 120TH STREET, L.L.C., a Nebraska limited liability company

herein "Grantee", the following described real property in Douglas County, Nebraska:

SEE EXHIBIT "A" ATTACHED HERETO.

To have and to hold the above described premises together with all tenements, hereditaments and appurtenances thereto belonging unto the Grantee and Grantee's successors and assigns forever.

And the Grantor does hereby covenant with the Grantee and Grantee's successors and assigns that Grantor is lawfully seized of said premises; that they are free from encumbrances, except those matters described on Exhibit "B" attached hereto; 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 premises; and that Grantor warrants and will defend the title to said premises against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

This conveyance is made pursuant to an Order in that certain Chapter 11 bankruptcy case of *In re: JumboSports Inc.*, Jointly Administered Case No. 98-22545-8C1, pending in the U.S. Bankruptcy Court, Middle District of Florida, Tampa, Division. This conveyance is not subject to taxation under any state or local law imposing a stamp, transfer or similar tax, in accordance with Sections 1146(c) and 105(a) of the Bankruptcy Code.

Except as set forth or provided in the Contract for Sale and Purchase or any of the closing documents, including, without limitation, this Deed, it is expressly understood and agreed that Grantee is purchasing the property "As Is" and "Where Is", and with all faults and defects, latent or

✓ 18956

otherwise, and that Grantor is making no representations or warranties, either express or implied, by operation of law or otherwise, with respect to the quality, physical condition, existence, location, or value of the property, the presence or absence of hazardous substances in, on, under or about the property, or the income or expenses from or of the property or the operations or results of operations or economic forecasts or projections concerning earnings or profits, the completion, status of completion or soundness of any of the improvements, the use restrictions affecting the property, the enforceability of any contract or other agreement or right assigned hereunder, the compliance of the property or any part thereof with any laws, statutes, rules, ordinances, decrees or orders applicable thereto. Without limiting the foregoing, except as set forth or provided in the Contract for Sale and Purchase or any of the closing documents, including, without limitation, this Deed, it is understood and agreed that Grantor makes no warranty of habitability, suitability, merchantability or fitness for a particular purpose or any purpose.

(SIGNATURE ON FOLLOWING PAGE)

IN WITNESS WHEREOF, the Grantor has executed this deed this 19th day of June, 2000.

Signed, sealed and delivered
in the presence of:

WILMINGTON TRUST COMPANY, not in
its individual capacity but solely as Trustee of
JSI 28 DELAWARE BUSINESS TRUST, a
Delaware business trust

Jennifer A. Luce
Print Name: Jennifer A. Luce
Anne D. Miller
Print Name: ANNE D. MILLER

By: Amy L. Martin
Name: Amy L. Martin
Title: Financial Services Officer

STATE OF DELAWARE
COUNTY OF NEWCASTLE

The foregoing instrument was acknowledged before me this 19th day of June, 2000, by
Amy L. Martin, a **Financial Services Officer** of WILMINGTON TRUST COMPANY, not in its
individual capacity but solely as Trustee of JSI 28 DELAWARE BUSINESS TRUST, a Delaware
business trust, on behalf of said trust. He/She is personally known to me or has produced
_____ as identification.

Susanne M. Gula
Print Name: SUSANNE M. GULA
Notary Public NOTARY PUBLIC
My Commission Expires: My Commission Expires November 21, 2001



NOTARIAL SEAL AFFIXED
REGISTER OF DEEDS

EXHIBIT "A"
Legal Description

Lot 8, The Meadowlands, an addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska, recorded in Book 1887, Page 466, on November 20, 1990, together with part of Lots 6 and 7, said The Meadowlands, described as follows: Beginning at the Northwest corner of said Lot 6; thence South 89 degrees 59 minutes 55 seconds East (assumed bearing) 47.78 feet on the North line of said Lot 6 to a point of curve; thence Northeasterly on the North line of said Lot 6 on a 240.06 foot radius curve to the left, chord bearing North 85 degrees 22 minutes 35 seconds East, chord distance 38.71 feet, an arc distance of 38.76 feet to a point of reverse curve; thence Northeasterly on the North line of said Lot 6 on a 759.36 foot radius curve to the right, chord bearing North 82 degrees 24 minutes 45 seconds East, chord distance of 44.03 feet, an arc distance of 44.03 feet; thence South 00 degrees 00 minutes 05 seconds West 264.94 feet on a line 165.00 feet West of and parallel with the East line of said Lot 6; thence South 89 degrees 59 minutes 55 seconds East 140.56 feet on a line 269.00 feet South of and parallel with the most Northerly line of said Lot 6, to the East line of said Lot 6; thence Southwesterly on the East line of said Lots 6 and 7 on a 60.00 foot radius curve to the left, chord bearing South 06 degrees 44 minutes 22 seconds West, chord distance 55.92 feet an arc distance of 58.17 feet; thence South 68 degrees 57 minutes 52 seconds West, 218.58 feet to a point 100.00 feet South of the North line of said Lot 7; thence North 89 degrees 59 minutes 55 seconds West, 350.00 feet on a line 100.00 feet South of and parallel with the North line of said Lot 7 to the West line of said Lot 7; thence North 00 degrees 00 minutes 05 seconds East 100.00 feet on the West line of said Lot 7 to the Northwest corner thereof; thence South 89 degrees 59 minutes 55 seconds East, 290.00 feet on the North line of said Lot 7 to the Southwest corner of said Lot 6; thence North 00 degrees 00 minutes 05 seconds East 290.00 feet on the West line of said Lot 6 to the point of beginning. Together with Non-Exclusive Easement rights granted by Grant and Imposition of Easement Dated January 28, 1993, filed January 29, 1993 in Book 1056, at Page 61.

Permitted Exceptions

1. Taxes for the year 2000.

Rights or claims of parties in possession, boundary line disputes, overlaps, encroachments, and any other matters not shown by public records which would be disclosed by an accurate survey and inspection of the land described in Schedule A.

10. Permanent Sewer Easement granted to SID #264 as contained in Return of Appraisers Dated April 1, 1974, Filed September 30, 1974, in Book 542, Page 453, in the East 47 feet of the West 80 feet of the South 1090 feet of the Southwest 1/4 Northwest 1/4 Section 8-15-12, from which subject property was platted, as shown on the As-Built Survey of the Property prepared by Thompson, Dreessen & Dorner Consulting Engineers and Land Surveyors, Dated May 18, 1996, last revised March 27, 1997.

11. Easement grated to Northwestern Bell Telephone Company by instrument dated October 10, 1990, Filed November 20, 1990, in Book 945, Page 250 for communications system, upon, under, across, over and through part of subject property, as shown on the As-Built Survey of the Property prepared by Thompson, Dreessen & Dorner Consulting Engineers and Land Surveyors, Dated May 18, 1996, last revised March 27, 1997.

12. Easement and right of Way granted to Metropolitan Utilities District of Omaha by instrument Dated June 18, 1991, Filed June 24, 1991, Book 968, page 206, on, over, under and through part of subject property, as shown on the As-Built Survey of the Property prepared by Thompson, Dreessen & Dorner Consulting Engineers and Land Surveyors, Dated May 18, 1996, last revised March 27, 1997.

13. Terms and conditions of Grant and Imposition of Easement, Dated January 28, 1993, Filed January 29, 1993, Book 1056, Page 61, affects appurtenant easement area only, as shown on the As-Built Survey of the Property prepared by Thompson, Dreessen & Dorner Consulting Engineers and Land Surveyors, Dated May 18, 1996, last revised March 27, 1997.

14. Roadway Easement granted by Grant and Imposition of Easement Dated January 28, 1993, Filed January 29, 1993, Book 1056, Page 58, as shown on the As-Built Survey of the Property prepared by Thompson, Dreessen & Dorner Consulting Engineers and Land Surveyors, Dated May 18, 1996, last revised March 27, 1997.

15. Covenants, conditions and restrictions contained in instrument Dated January 29, 1993, Filed March 9, 1993, Book 1060, Page 463.

16. Right of Way Easement, Dated July 7, 1993, Recorded July 19, 1993, Book 1084, Page 674, Miscellaneous Records, Douglas County, Nebraska, to Omaha Public Power District, its successors and assigns, a permanent right of way easement with rights of ingress and egress thereto, upon, over, along and under a strip of land 10 feet in width being 5 feet either side of the districts underground facilities, as shown on the As-Built Survey of the Property prepared by Thompson, Dreessen & Dorner Consulting Engineers and Land Surveyors, Dated May 18, 1996, last revised March 27, 1997.

17. Plat and Dedication, Dated October 18, 1990, Recorded November 20, 1990, Book 1887, page 466, Deed Records, Douglas County, Nebraska, to Omaha Public Power District, US West Communications, Metropolitan Utilities District and any company which has been granted a franchise to provide a cable television system to install, erect, operate, maintain, and repair utilities, as shown on the As-Built Survey of the Property prepared by Thompson, Dreessen & Dorner Consulting Engineers and Land Surveyors, Dated May 18, 1996, last revised March 27, 1997.