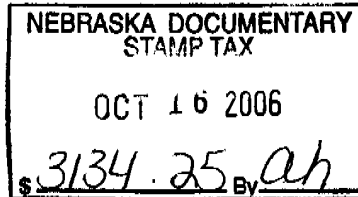


FILED SARPY CO. NE.  
INSTRUMENT NUMBER  
2006-35374  
2006 OCT 16 A 8:23 B

Glenn J. Bowring  
REGISTER OF DEEDS



COUNTER ah C.E. ah  
VERIFY ah D.E. p  
PROOF \_\_\_\_\_  
FEES \$ 11.00  
CHECK # 22787  
CHG \_\_\_\_\_ CASH \_\_\_\_\_  
REFUND \_\_\_\_\_ CREDIT \_\_\_\_\_  
SHORT \_\_\_\_\_ NOF \_\_\_\_\_

### WARRANTY DEED

Know all men by these presents, that **Port Starboard, LLC, a Nebraska limited liability company**, herein called the grantor whether one or more, for and in consideration of the sum of One dollar and other valuable consideration received from grantee, do hereby grant, bargain, sell, convey and confirm unto **Fantasy's Inc., a Nebraska corporation**, herein referred to as "Grantee", the following described real property:

**Lot 2, Southport East Replat Three, an Addition to the City of La Vista, in Sarpy County, Nebraska.**

**Seller is the owner of Lot 3, Southport East Replat Three, an Addition to the City of La Vista, in Sarpy County, Nebraska and hereby places the following restriction over said lot:**

**Seller hereby prohibits Lot 3, Southport East Replat Three to be used as a c-store, gasoline retailer, car wash or "Walgreens" type of store.**

To have and to hold the above described premises together with all tenements, hereditament and appurtenances 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 encumbrances except covenants, easements and restrictions of record; that they are free from all regular taxes and special assessments, except those levied or assessed subsequent to date hereof; that grantor has 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: September 28, 2006

Port Starboard, LLC,  
a Nebraska limited liability company

By: Tucker B. Magid

Tucker B. Magid  
Managing Member

By: Starboard South, LLC,  
a Nebraska limited liability company,  
Managing Member

By: Trenton B. Magid

Trenton B. Magid, Managing Member

35374

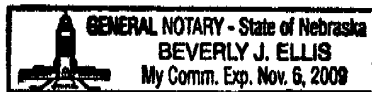
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2006-35374A

STATE OF NEBRASKA     )  
                                      )s.s.  
COUNTY OF DOUGLAS    )

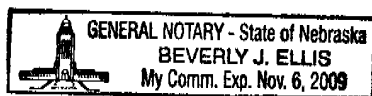
The foregoing instrument was acknowledged before me on September 28, 2006 by Tucker B. Magid, Managing Member of Port Starboard, LLC, a Nebraska limited liability company, on behalf of the Limited Liability Company. Tucker B. Magid personally appeared before me, a General Notary Public for the State of Nebraska, and is either personally known to me or was identified by me through satisfactory evidence.



*Beverly J. Ellis*  
Notary Public

STATE OF NEBRASKA     )  
                                      )s.s.  
COUNTY OF DOUGLAS    )

The foregoing instrument was acknowledged before me on September 28, 2006 by Trenton B. Magid, Managing Member of Starboard South, LLC, a Nebraska limited liability company, which is a managing member of Port Starboard, LLC, a Nebraska limited liability company, on behalf of the Limited Liability Company. Trenton B. Magid personally appeared before me, a General Notary Public for the State of Nebraska, and is either personally known to me or was identified by me through satisfactory evidence.



*Beverly J. Ellis*  
Notary Public