



DEED Inst. # 2018102572, Pg: 1 of 3 Rec Date: 12/31/2018 12:25:50.117

Fee Received: \$22.00 NE Documentary Stamp Tax Fee:\$3,087.00 Electronically Recorded By: PN
Douglas County, NE Assessor/Register of Deeds DIANE L. BATTIATO

**Prepared by and when
recorded, return to:**

Bass, Berry & Sims PLC
1201 Pennsylvania Avenue NW
Suite 300
Washington, DC 20004
Attention: Michael Gibson
(202) 827-2972

302833 NCT-13
1 of 2

SPECIAL WARRANTY DEED

ARCTIC GLACIER U.S.A., INC., a Delaware corporation, the **GRANTOR**, in consideration of one dollar and other valuable consideration received from **NM GLCR II, L.L.C.**, a Delaware limited liability company, the **GRANTEE**, hereby conveys to the Grantee the following described real estate (as defined in Neb. Rev. Stat. § 76-201) together with any and all improvements located thereon:

See Exhibit A attached hereto

The Grantor jointly and severally covenants with the Grantee that the Grantor:

- (1) is lawfully seized of such real estate and that it is free from encumbrances except for (A) any easements, covenants, conditions and restrictions of record; and (B) taxes and assessments for 2018 and all subsequent years, which are not yet delinquent;
- (2) has legal power and lawful authority to convey the same; and
- (3) warrants and will defend title to the real estate against the lawful claims of all persons claiming the same or any part thereof through, by or under the Grantor, but not otherwise.

(Remainder of page intentionally left blank.)

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In witness whereof, said Grantor has caused these presents to be executed under its seal, pursuant to due authority, this 20th day of December 2018.

GRANTOR:

ARCTIC GLACIER U.S.A., INC.,
a Delaware corporation

By: [Signature]
Name: Linda Davachi
Title: Chief Financial Officer

STATE OF N.J.
COUNTY OF ESSEX

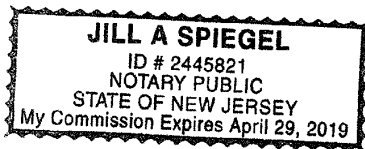
)
) ss:
)

On 18th of December, 2018, before me, Jill Spiegel a Notary Public, personally appeared Linda Davachi, as Chief Financial Officer of Arctic Glacier U.S.A., Inc., who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

[Signature]
Notary Public

[Seal]



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EXHIBIT "A"
LEGAL DESCRIPTION OF THE REAL ESTATE

Lot 6, Donlee Industrial Park, an addition to the City of Omaha, Douglas County, Nebraska.

AND

That part of the Northwest Quarter of Section 2, Township 14 North, Range 12 East of the 6th P.M., City of Omaha, Douglas County, Nebraska, described as follows:

Commencing at the Northwest corner of Section 2, Township 14 North, Range 12, East of the 6th P.M., thence East along the North line of Section 2, a distance of 721.3 feet; thence Southerly perpendicular to the North line of said Section 2, a distance of 50 feet to the point of beginning; thence continuing Southerly along the aforementioned line a distance of 497.75 feet; thence Westerly parallel to the North line of said Section 2, a distance of 200 feet; thence Northerly parallel to the penultimate described line, a distance of 498.23 feet; thence Easterly along a line 50 feet distance from and parallel to the North line of said Section 2, a distance of 200 feet to the point of beginning.

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