

EXHIBIT "A"

Lot 13, Block 6, Capitol Beach East Addition, Lincoln, Lancaster County, Nebraska.

Lots 2, 11 and 12, Block 1, Chez Ami Knolls Fifth Addition, Lincoln, Lancaster County, Nebraska.

Lots ~~X~~, 11, 17, ~~X~~ and 22, Block 2, Chez Ami Knolls Fifth Addition, Lincoln, Lancaster County, Nebraska.

Lot 1, Block 3, Chez Ami Knolls Fifth Addition, Lincoln, Lancaster County, Nebraska.

Lots 34, 35, 36, 39, 40, 43, 44, 45, 48, 50, 52, 53, 54, 55, 59, 60, 62, 63, 64, and 65, Block 4, Coddington Mill Replat, Lincoln, Lancaster County, Nebraska.

Lot 7, Block 2, Colonial Hills Sixth Addition, Lincoln, Lancaster County, Nebraska.

Lot 11, Block 9, Second East Park Addition, Lincoln, Lancaster County, Nebraska.

Lots 28, ~~3~~8 and 39, Block 5, Fox Hollow Addition, Lincoln, Lancaster County, Nebraska.

Lots 4 and 7, Block 7, Fox Hollow Addition, Lincoln, Lancaster County, Nebraska.

Lots 6, 7 and 9, Block 19, Fox Hollow Second Addition, Lincoln, Lancaster County, Nebraska.

Lot 23, Block 1; Lots 1, 2 and 3, Block 2; and Lot 1, Block 4, Green Prairie Heights Addition, Lincoln, Lancaster County, Nebraska.

Lots 34, 43, 44 and 45, Block 1; and Lots 16, 17, 18 and 38, Block 2, Groveland Place, Lincoln, Lancaster County, Nebraska.

3
Lots 12 and 13, Block 1, Lamont First Addition, Lincoln, Lancaster County, Nebraska.

Lot 6, Block 3, Lamont First Addition, Lincoln, Lancaster County, Nebraska.

Lot 5, Block 1, Lamont Second Addition, Lincoln, Lancaster County, Nebraska.

Lots 7, 17, 18 and 19, Block 2, Lamont Second Addition, Lincoln, Lancaster County, Nebraska.

Lots 8, 9 and 10, Block 4, Lamont Second Addition, Lincoln, Lancaster County, Nebraska.

Lots 1, 3, 6, 7, X, 9, 10, 11, 13 and 15, Block 2, Lamont Third Addition, Lincoln, Lancaster County, Nebraska.

Lots 1, 2 and 3, Block 1, Olympic Heights Addition, Lincoln, Lancaster County, Nebraska.

Lots 2, 11, 12 and 13, Block 2, Olympic Heights Addition, Lincoln, Lancaster County, Nebraska.

Lots 9, 14 and 15, Block 3, Olympic Heights Addition, Lincoln, Lancaster County, Nebraska.

Lots 1 and 6, Block 4, Olympic Heights Addition, Lincoln, Lancaster County, Nebraska.

Lots 1, 2, 3, 4, 20, 21, 22 and 23, Block 5, Olympic Heights Addition, Lincoln, Lancaster County, Nebraska.

Lots 13, 15, 22, 23, 24, 25, 27 and 28, Block 6, Olympic Heights Addition, Lincoln, Lancaster County, Nebraska.

Lots 12, 13, 14, 15, 16, 17, 18 and 19, Block 8, Westbrook Addition, Lincoln, Lancaster County, Nebraska.

4
Outlot "A", Westbrook Addition, Lincoln, Lancaster County, Nebraska.

Lots 1, 2, 3, 4, 5 and 6, Block #, Normandy Square Replat, Lincoln, Lancaster County, Nebraska.

Lots 1, 2, 3, 4, 5, 15, 16, 18, 20, 22, 32, 33, 34 and 35, Block 1, Airport Heights, Lincoln, Lancaster County, Nebraska.

Lots 2, 4, 5, 7, 8, 12, 13, 15, 16, 18, 20, 22, 23, 24, 25, 26, 29, 30, 31, 32, 33 and 36, Block 2, Airport Heights, Lincoln, Lancaster County, Nebraska.

Lots 3, 4, 6, 7, 8, 9, 10, 11, 12, 15, 16, 20, 25, 27, 32, 34, 35 and 36, Block 3, Airport Heights, Lincoln, Lancaster County, Nebraska.

Lots 1, 2, 3, 5, 6, 7, 8, 11, 20, 21, 23, 24, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 42 and 43, Block 4, Airport Heights, Lincoln, Lancaster County, Nebraska.

Lots 4, 5, 6, 8, 9, 10, 12, 13, 15, 16, 17, 18, 20, 21, 22, 23, 24, 25, 29, 30, 31, 32 and 33, Block 5, Airport Heights, Lincoln, Lancaster County, Nebraska.

Lot 2, except the North 60 feet thereof, Block 5, Woods Bros. Lakeview Acres, Lincoln, Lancaster County, Nebraska.

Lots 3, 4 and 8, Block 1; Lots 2 and 5, Block 2; and Lots 2, 3 and 4, Block 3, Cornhusker Industrial Plaza, Lincoln, Lancaster County, Nebraska.

Lot 85, Irregular Tracts in the Southeast Quarter of Section 21, Township 10 North, Range 6 East of the 6th P.M., Lancaster County, Nebraska.

Lot 86, Irregular Tracts in the Southeast Quarter of Section 21, Township 10 North, Range 6 East of the 6th P.M., Lancaster County, Nebraska.

Lot 87, Irregular Tracts in the Southeast Quarter of Section 21, Township 10 North, Range 6 East of the 6th P.M., Lancaster County, Nebraska.

Lot 65, Irregular Tracts in the Southeast Quarter of Section 21, Township 10 North, Range 6 East of the 6th P.M., Lancaster County, Nebraska.

Lot 223, Irregular Tracts in the Southeast Quarter of Section 22, Township 10 North, Range 6 East of the 6th P.M., Lancaster County, Nebraska.

Lot 16, Irregular Tracts in the Northwest Quarter of Section 18, Township 10 North, Range 6 East of the 6th P.M., Lancaster county, Nebraska.

Lot 94, Irregular Tracts in the Northeast Quarter of Section 29, Township 10 North, Range 6 East of the 6th P.M., Lancaster County, Nebraska.

Lot 105, Irregular Tracts in the Northwest Quarter of Section 28, Township 10 North, Range 6 East of the 6th P.M., Lancaster County, Nebraska; except tract more particularly described as follows: Referring to the Southeast corner of said Lot 105; thence Northerly a distance of 130.42 feet along the East line of said Lot 105 to the point of beginning; thence Northerly deflecting $00^{\circ} 00' 00''$ a distance of 110.00 feet along said line; thence Westerly deflecting $90^{\circ} 28' 54''$ left, a distance of 160.00 feet along the Southerly Lot 24 of Irregular Tracts in the Southwest Quarter of the Southeast Quarter, Section 28 Right of Way line; thence Southerly deflecting $89^{\circ} 31' 06''$ left, a distance of 60.00 feet along the West line of said Lot 105; thence Southeasterly deflecting $58^{\circ} 15' 34''$ left, a distance of 93.77 feet; thence Easterly deflecting $32^{\circ} 13' 20''$ left, a distance of 80.25 feet to the point of beginning.

Lots 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17 and 18, Capitol Beach Park, Lincoln, Lancaster County, Nebraska.

Lot 4, Meese's Subdivision in the Southeast Quarter of the Southeast Quarter of Section 28, Township 10 North, Range 6 East of the 6th P.M., Lancaster County, Nebraska; except beginning at the Northwest corner of said Lot; thence Southerly a distance of 200.00 feet along the West line of said Lot; thence Easterly deflecting $89^{\circ} 30' 31''$ left, a distance of 564.32 feet; thence Northerly deflecting $89^{\circ} 17' 21''$ left, a distance of 200.00 feet along the East line of said Lot; thence Westerly deflecting $90^{\circ} 42' 36''$ left, a distance of 568.52 feet along the North line of said Lot to the point of beginning.

Lot 92 of Irregular Tracts in the Southwest Quarter of Section 21, Township 10 North, Range 6 East of the 6th P.M., Lancaster County, Nebraska, except that part more particularly described as follows: Beginning at the Northwest corner of said Lot 92 and extending North $25^{\circ} 36' 02''$ East, 1012.00 feet along the Easterly right-of-way line of Interstate 80; thence South $64^{\circ} 33' 58''$ East 198.05 feet to the Westerly line of Lot 89; thence South $25^{\circ} 36' 02''$ West 1012.00 feet along said Westerly line to the point of curvature of a circular curve to the right having a central angle of $46^{\circ} 50' 00''$, a radius of 154.15 feet and whose long chord bears South $49^{\circ} 01' 02''$ West; thence along the arc of said circular curve an arc length of 126.00 feet to the Northwest corner of Lot 44, Block 1, Capitol Beach Manor 2nd Addition; thence South $72^{\circ} 26' 02''$ West 80.00 feet to Westerly line of Coddington Avenue; thence South $17^{\circ} 33' 58''$ East 414.40 feet along said Westerly line to the Southerly line of Surfside Drive; thence North $72^{\circ} 26' 02''$ East 10.00 feet along said Southerly line; thence along a circular curve to the left whose long chord bears South $28^{\circ} 17' 18''$ East, having a central angle of $21^{\circ} 26' 41''$, a radius of 365.62 feet, an arc length of 136.84 feet to the point of tangency; thence South $39^{\circ} 00' 39''$ East, 63.91 feet; thence South $72^{\circ} 26' 02''$ West 204.33 feet; thence North $62^{\circ} 33' 58''$ West 160.00 feet; thence South $72^{\circ} 26' 02''$ West, 330.00 feet to the Easterly right-of-way line of Interstate 80; thence North $25^{\circ} 26' 02''$ East 930.00 feet along said right of way line to the Northwest corner of Lot 92, the point of beginning.

LANCASTER COUNTY, NEBR.

Dan J. J. J.

REGISTER OF DEEDS

89 SEP 14 PM 3:28

ENTERED ON
SERIAL INDEX
LED FOR RECORD AS:

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INST. NO. 89

26420

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\$63⁰⁰/₁₀₀

NTC (com)

15152

INDEXED
GENERAL
COMPARED
PAGED

NEBRASKA DOCUMENTARY
STAMP TAX

1990
X13 Ce

SHERIFF'S DEED UNDER ORDER OF SALE

WHEREAS, by decree of the District Court of Lancaster County, Nebraska, entered on the 27th day of February, 1990, in a cause pending in said Court wherein.

The County of Lancaster, Nebraska

Plaintiff..., and

Neil Rowland, ET AL.,

Defendant. S., Appearance Docket 152, Page 521, the undersigned, Sheriff of Lancaster County, Nebraska, was commanded to sell the real estate hereinafter described at public sale in the event redemption was not made as provided by said decree; and

WHEREAS, no redemption having been made the undersigned proceeded to sell the real estate hereinafter described at public sale to the grantee hereinafter named, and

WHEREAS, said sale was confirmed by Order of Court on the 16th day of May, 1990; and the undersigned ordered and directed to convey the real estate hereinafter described to the purchaser.

NOW THEREFORE, in consideration of the sum of \$18,600.00 bid and paid by the grantee the undersigned does hereby grant, sell and convey to the said City of Lincoln, his heirs and assigns forever, the premises as aforesaid sold, to-wit:

(See Back)

To have and to hold the same unto the said grantee, his heirs and assigns forever.

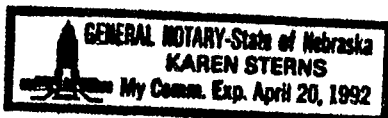
WITNESS my hand as Sheriff this 18th day of May, 1990.

[Signature]
Sheriff of Lancaster County, Nebraska

STATE OF NEBRASKA)
LANCASTER COUNTY) ss

On this 18th day of May, 1990, before me the undersigned a Notary Public in and for said County and State, personally appeared Ron Tussing, Sheriff of Lancaster County, Nebraska, to me well known to be the identical person who executed the foregoing instrument of conveyance and he acknowledged the execution thereof to be his voluntary act and deed as such Sheriff.

In Testimony whereof I have hereunto set my hand and affixed my official seal this 18th day of May, 1990.



Karen Sterns
Notary Public

RETURN MICHAEL

Lot 13 & 14, Block 10, West Lincoln Add., Lincoln, Lancaster County, Nebraska; (Property contained in C/A #14)

Lot 94, NE except part lying west of the west line of the E 1/2 E 1/2 of NE 1/4, Section 29-10-6, Lancaster County, Nebraska; (Property contained in C/A #17)

That part of Lot 94, NE lying west of west line of E 1/2 of E 1/2 of NE 1/4, Section 29-10-6, Lancaster County, Nebraska (Property contained in C/A #18)

Lots 3 and 6, Block 3, Highland North 2nd Add., Lincoln, Lancaster County, Nebraska; (Property contained in C/A #'s 25 and 26)

Lot 3, Block 8, Woods Bros. Country Club Park, Lincoln, Lancaster County, Nebraska; (Property contained in C/A #39)

Lot 6, Block 2, Highland North 1st Add., Lincoln, Lancaster County, Nebraska; (Property contained in C/A #46)

LANCASTER COUNTY, NEBR.

Dan Galt

REGISTER OF DEEDS

99 MAY 30 PM 3:21

RECORDED ON
MAY 30 1999
FOR RECORD

INST. NO. 90- 15152

WELI -3 -465
HINO 2-37 -463
WOBK COCLPA-11B-499
HINO 1-37 -298
6 1/2 -145

IT

#12 50/

13

12682

CORPORATION WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That, CITY OF LINCOLN, NEBRASKA, a municipal corporation, herein called the "Grantor", whether one or more, a corporation organized and existing under and by virtue of the laws of the State of Nebraska, in consideration of FIFTY THOUSAND AND NO/100 DOLLARS (\$50,000.00), received from Grantee, does grant, bargain, sell, convey and confirm unto THOMAS D. FRIEDMAN, a married person, herein called the "Grantee", whether one or more, the following described real property in Lancaster County, Nebraska:

Lot 94, Irregular Tract, located in the Northeast Quarter of Section 29, Township 10 North, Range 6 East of the 6th P. M., Lincoln, Lancaster County, Nebraska, excepting and reserving permanent easements to the City of Lincoln, its successors and assigns across the North 10 feet for construction and maintenance of public utilities and across the southerly 20 feet thereof for a sanitary sewer easement.

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

And the Grantor for itself and its successors 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 easements and restrictions of record; that Grantor has good 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.

In witness whereof, Grantor has hereunto caused its corporate seal to be affixed and these presents signed by its Mayor.

Dated this 7 day of December, 1993.

NEBRASKA DOCUMENTARY STAMP TAX

CITY OF LINCOLN, NEBRASKA a municipal corporation

MAR 14 1994

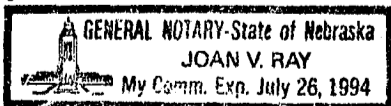
X2 BY [Signature]

By: [Signature] Mike Johanns, Mayor

STATE OF NEBRASKA)) ss: COUNTY OF LANCASTER)

On December 7, 1993, before me, the undersigned, a Notary Public duly commissioned for and qualified in said County, personally came Mike Johanns, known to me to be the Mayor of City of Lincoln, Nebraska, a municipal corporation, and identical person who signed the foregoing instrument and acknowledged the execution thereof to be his voluntary act and deed as such officer and the voluntary act and deed of said corporation and that its corporate seal was thereto affixed by its authority.

Witness my hand and notarial seal the day and year last above written.



[Signature] Notary Public

BLOCK My Commission Expires: 7-26-94

LANCASTER COUNTY, NEB

[Signature] REGISTER OF DEEDS

\$5.50

CHECKED ENTERED

MAR 14 3 40 PM '94

INST. NO. 94-12682

68655

35163

C57767

KNOW ALL MEN BY THESE PRESENTS, That... Thomas D. Friedman and Suzanne N. Friedman, husband and wife

..., in consideration of the sum of One Dollar (\$1.00) and other valuable consideration-----DOLLARS, in hand paid by... Bison Enterprises, Inc., a Nebraska corporation of Lancaster County and State of Nebraska, does hereby Grant, Bargain, Sell and Convey unto the said... Bison Enterprises, Inc., a Nebraska corporation the following described premises, situated in the County of Lancaster and State of Nebraska, to-wit:

See attached.

NEBRASKA DOCUMENTARY STAMP TAX

AUG - 2 1994

\$ 8750 BY ce

together with all the tenements, hereditaments, and appurtenances thereunto belonging, and all the estate, right title, interest, claim or demand whatsoever of the said Thomas D. Friedman and Suzanne N. Friedman of, in, or to the same, or any part thereof:

TO HAVE AND TO HOLD the above described premises unto the said grantee... and to its heirs forever; and the said Thomas D. Friedman and Suzanne N. Friedman hereby covenants that said premises are free and clear of all liens and incumbrances... excepts easement and restrictions of record and those restrictions contained in an agreement between the parties to this deed dated August 1, 1994.

and it does hereby covenant to WARRANT AND DEFEND the said premises against the lawful claims and demands of all persons claiming by, through, or under it, and against no other claims or demands.

IN WITNESS WHEREOF we have hereunto set our hands this 1st day of August A. D., 19 94

In presence of

Thomas D. Friedman

Suzanne N. Friedman

STATE OF NEBRASKA, County of Douglas

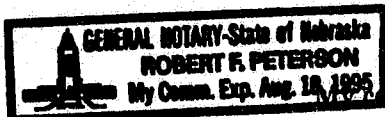
ss.

On this 1st day of August

A. D., 19 94, before me, a Notary Public in and for said County, personally came the above named Thomas D. Friedman and Suzanne N. Friedman

who personally known to me to be the identical persons whose names are affixed to the above instrument as grantors, and who acknowledged said instrument to be their voluntary act and deed.

WITNESS my hand and Notarial Seal the date last aforesaid.



Notary Public. Commission expires on the 18th day of August A. D., 19 94

X

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EXHIBIT A

Parcel A
Legal Description

14.289 Acres

A Tract of land out of and a part of Lot 94 I.T., situated in the Northeast Quarter of Section 29, Township 10 North, Range 6 East of the 6th P.M., Lincoln, Lancaster County, Nebraska, and being more particularly described as follows: Commencing at the Northwest Corner of said Lot 94 I.T., said point being a 5/8 inch Rebar; THENCE: S.89°44'07"E., a distance of 686.84 feet to a 3/4 inch Iron Pipe; THENCE: S.00°43'19"W., a distance of 299.80 feet to the Point of Beginning, said point being a 3/4 inch Iron Pipe; THENCE: S.00°44'17"W., a distance of 60.00 feet to a 5/8 inch Capped Rebar; THENCE: N.89°59'18"E., a distance of 9.89 feet to a 1 inch Iron Pipe; THENCE: S.00°44'17"W., a distance of 589.99 feet to a 5/8" Capped Rebar; THENCE: N.89°59'04"E., a distance of 589.92 feet to a 1 inch Iron Pipe on the West Right-of-Way line of Southwest 27th Street; THENCE: S.00°44'18"W., a distance of 225.28 feet, along and with the said West Right-of-Way line of Southwest 27th Street, to a point for a Corner; THENCE: N.89°46'08"E., a distance of 33.00 feet to a point for a Corner; THENCE: S.00°44'18"W., a distance of 263.62 feet to a point for a Corner on the North Right-of-Way line of Burlington Northern Railroad; THENCE: S.86°24'59"W., a distance of 977.20 feet, along and with the North Right-of-Way line of Burlington Northern Railroad, to a point for a Corner; THENCE: N.00°39'44"E., a distance of 1199.57 feet to a point for a Corner; THENCE: N.89°59'04"E., a distance of 343.28 feet to the Point-of-Beginning and containing in all 14.289 Acres of Land, subject to any Easements, Reservations, or Restrictions of Record.

Pt 2 94

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LANCASTER COUNTY, NEB
Dan Nolta
REGISTER OF DEEDS

\$10.50

AUG 2 3 10 PM '94

INST. NO. 94- 35163

NT/SC-M

EXHIBIT A

Legal Description

14.289 Acres

A Tract of land out of and a part of Lot 94 I.T., situated in the Northeast Quarter of Section 29, Township 10 North, Range 6 East of the 6th P.M., Lincoln, Lancaster County, Nebraska, and being more particularly described as follows: Commencing at the Northwest Corner of said Lot 94 I.T., said point being a 5/8 inch Rebar; THENCE: S.89°44'07"E., a distance of 686.84 feet to a 3/4 inch Iron Pipe; THENCE: S.00°43'19"W., a distance of 299.80 feet to the Point of Beginning, said point being a 3/4 inch Iron Pipe; THENCE: S.00°44'17"W., a distance of 60.00 feet to a 5/8 inch Capped Rebar; THENCE: N.S9°59'18"E., a distance of 9.89 feet to a 1 inch Iron Pipe; THENCE: S.00°44'17"W., a distance of 589.99 feet to a 5/8" Capped Rebar; THENCE: N.89°59'04"E., a distance of 589.92 feet to a 1 inch Iron Pipe on the West Right-of-Way line of Southwest 27th Street; THENCE: S.00°44'18"W., a distance of 225.28 feet, along and with the said West Right-of-Way line of Southwest 27th Street, to a point for a Corner; THENCE: N.89°46'08"E., a distance of 33.00 feet to a point for a Corner; THENCE: S.00°44'18"W., a distance of 263.62 feet to a point for a Corner on the North Right-of-Way line of Burlington Northern Railroad; THENCE: S.86°24'58"W., a distance of 977.20 feet, along and with the North Right-of-Way line of Burlington Northern Railroad, to a point for a Corner; THENCE: N.00°39'44"E., a distance of 1199.57 feet to a point for a Corner; THENCE: N.S9°59'04"E., a distance of 343.28 feet to the Point-of-Beginning and containing in all 14.289 Acres of Land, subject to any Easements, Reservations, or Restrictions of Record.



ELOCK

03087444

915.50

CODE

INST NO 2003

2003 AUG 29 P 4:04

087444

CHANGED BY [Signature]

LANCASTER COUNTY, NE

NEBRASKA DOCUMENTARY STAMP TAX

AUG 29 2003

BY XU CA

QUIT CLAIM DEED

NTC File No.6002859

U.S. Xpress, Inc, a Nevada Corporation, as GRANTOR, IN CONSIDERATION OF One Dollar and other good and valuable consideration, quitclaims to GRANTEE, U.S. Xpress, Inc., A Nevada Corporation all that real estate located in Lancaster County, Nebraska and more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference.

Dated and signed this 28 day of August, 2003.

U.S. Xpress, Inc., Grantor

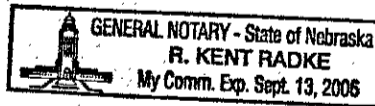
[Signature] Patrick E. Quinn, Secretary

STATE OF NEBRASKA)) ss COUNTY OF LANCASTER)

On this 28 day of August, 2003, before me the undersigned Notary Public in and for the State of Nebraska personally appeared Patrick E. Quinn, Secretary and authorized officer of U.S. Xpress, Inc., a Nevada Corporation, to me known to be the identical person named in and who executed the foregoing quit claim deed and acknowledged that he executed the same as his voluntary act and deed.

[Signature] NOTARY PUBLIC IN AND FOR SAID STATE

After recording return to:



Kent Radke Nebraska Title Company 633 So. 9th Street, Suite 100 Lincoln, NE 68508

NT-COM

\$15.50

**LEGAL DESCRIPTION
U.S. XPRESS INC., PARCEL**

A LEGAL DESCRIPTION FOR A TRACT OF LAND COMPOSED OF A PORTION OF LOT 105 I.T., LOCATED IN THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 10 NORTH, RANGE 6 EAST OF THE 6TH P.M., CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 106 I.T., SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 81 I.T., SAID POINT ALSO BEING 60.00 FEET SOUTH OF THE NORTH LINE OF SAID NORTHEAST QUARTER AND LYING ON THE SOUTH RIGHT-OF-WAY LINE OF WEST "O" STREET, THENCE ON AN ASSUMED BEARING OF SOUTH 00 DEGREES 00 MINUTES 21 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 106 I.T., SAID LINE ALSO BEING THE WEST LINE OF LOT 81 I.T., A DISTANCE OF 300.15 FEET TO A SOUTHEAST CORNER OF SAID LOT 106 I.T., SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 81 I.T., SAID POINT ALSO BEING A NORTHEAST CORNER OF LOT 105 I.T., THENCE SOUTH 00 DEGREES 02 MINUTES 30 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 105 I.T., SAID LINE ALSO BEING THE WEST LINE OF LOT 93 I.T., A DISTANCE OF 59.84 FEET TO THE SOUTHWEST CORNER OF SAID LOT 93 I.T., SAID POINT BEING **THE TRUE POINT OF BEGINNING**, THENCE NORTH 89 DEGREES 18 MINUTES 12 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 105 I.T., SAID LINE ALSO BEING THE SOUTH LINE OF SAID LOT 93 I.T., A DISTANCE OF 9.90 FEET TO A NORTHEAST CORNER OF SAID LOT 105 I.T., SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 67 I.T., THENCE SOUTH 00 DEGREES 00 MINUTES 18 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 105 I.T., SAID LINE ALSO BEING THE WEST LINE OF SAID LOT 67 I.T., A DISTANCE OF 590.09 FEET TO THE SOUTHWEST CORNER OF SAID LOT 67 I.T., SAID POINT ALSO BEING A NORTH CORNER OF SAID LOT 105 I.T., THENCE NORTH 89 DEGREES 16 MINUTES 06 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 105 I.T., SAID LINE ALSO BEING THE SOUTH LINE OF SAID LOT 67 I.T., A DISTANCE OF 589.90 FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF SOUTHWEST 27TH STREET, SAID POINT ALSO BEING 33.00 FEET WEST OF THE EAST LINE OF SAID NORTHEAST QUARTER, SAID POINT ALSO BEING A NORTHEAST CORNER OF SAID LOT 105 I.T., SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID LOT 67 I.T., THENCE SOUTH 00 DEGREES 00 MINUTES 04 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 105 I.T., SAID LINE ALSO BEING THE WEST LINE OF SAID RIGHT-OF-WAY, SAID LINE ALSO BEING 33.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 224.20 FEET TO A EAST CORNER OF SAID LOT 105 I.T., SAID POINT BEING A SOUTHWEST CORNER OF SAID RIGHT-OF-WAY, THENCE NORTH 89 DEGREES 57 MINUTES 09 SECONDS EAST ALONG A NORTH LINE OF SAID LOT 105 I.T., SAID LINE ALSO BEING THE SOUTH LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 33.00 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF SAID NORTHEAST QUARTER, SAID POINT BEING A NORTHEAST CORNER OF SAID LOT 105 I.T., THENCE SOUTH 00 DEGREES 00 MINUTES 04 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 105 I.T., SAID LINE ALSO BEING THE EAST LINE OF SAID NORTHEAST

QUARTER, A DISTANCE OF 263.77 FEET TO A POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF THE BURLINGTON NORTHERN SANTA FE RAILROAD, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID LOT 105 I.T., THENCE SOUTH 85 DEGREES 39 MINUTES 59 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 105 I.T., SAID LINE ALSO BEING THE NORTH LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 977.34 FEET TO THE SOUTHWEST CORNER OF SAID LOT 105 I.T., SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 106 I.T., THENCE NORTH 00 DEGREES 03 MINUTES 52 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 105 I.T., SAID LINE ALSO BEING THE EAST LINE OF SAID LOT 106 I.T., A DISTANCE OF 1,139.63 FEET TO A POINT 60.00 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 105 I.T., THENCE NORTH 89 DEGREES 13 MINUTES 53 SECONDS EAST, A DISTANCE OF 343.15 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINS A CALCULATED AREA OF 706,688.28 SQUARE FEET OR 16.22 ACRES, MORE OR LESS.

After recording, return to:
James O'Donnell
First American Title Insurance Company
13924 Gold Circle
Omaha, NE 68144

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that U. S. XPRESS, INC., a Nevada corporation ("Grantor"), in consideration of One Dollar (\$1.00) and other good and valuable consideration, received from R. L. FRENCH CORPORATION, an Iowa corporation ("Grantee"), conveys to Grantee that certain real estate located in Lancaster County, Nebraska, described in Exhibit A attached hereto and incorporated by reference herein.

Grantor covenants with Grantee that Grantor: (1) is lawfully seized of such real estate, free and clear of all liens and encumbrances, subject to: (a) the lien for current property taxes and assessments not yet due and payable, (b) zoning, building and subdivision laws, ordinances, rules and regulations, (c) easements for the installation, use or maintenance of public utilities, (d) easements or encroachments or other matters of record or discernible from a visual inspection or from a survey of the property, and (e) those matters identified on Exhibit B attached hereto and incorporated by reference herein; (2) has legal power and lawful authority to convey the same; and (3) warrants and will defend the title to the real estate against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise.

EXECUTED August 20, 2012.

U. S. XPRESS, INC., a Nevada corporation

By: 

Title: Assistant Secretary

STATE OF Tennessee)
) ss.
COUNTY OF Hamilton)

On this 16 day of August, 2012 before me a Notary Public in and for said county and state, personally appeared Ray M. Harlin, Assistant Security of U. S. Xpress, Inc., known to me to be the identical person who subscribed his/her name to the foregoing and acknowledged the execution thereof to be his/her voluntary act and deed and the voluntary act and deed of said corporation.

Notary Public

[Signature] exp 11/17/15

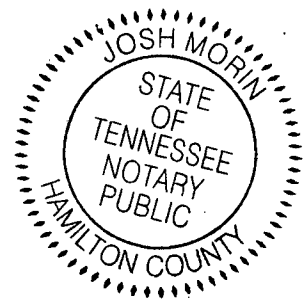


EXHIBIT A

The land referred to is situated in the State of Nebraska, County of Lancaster and is described as follows:

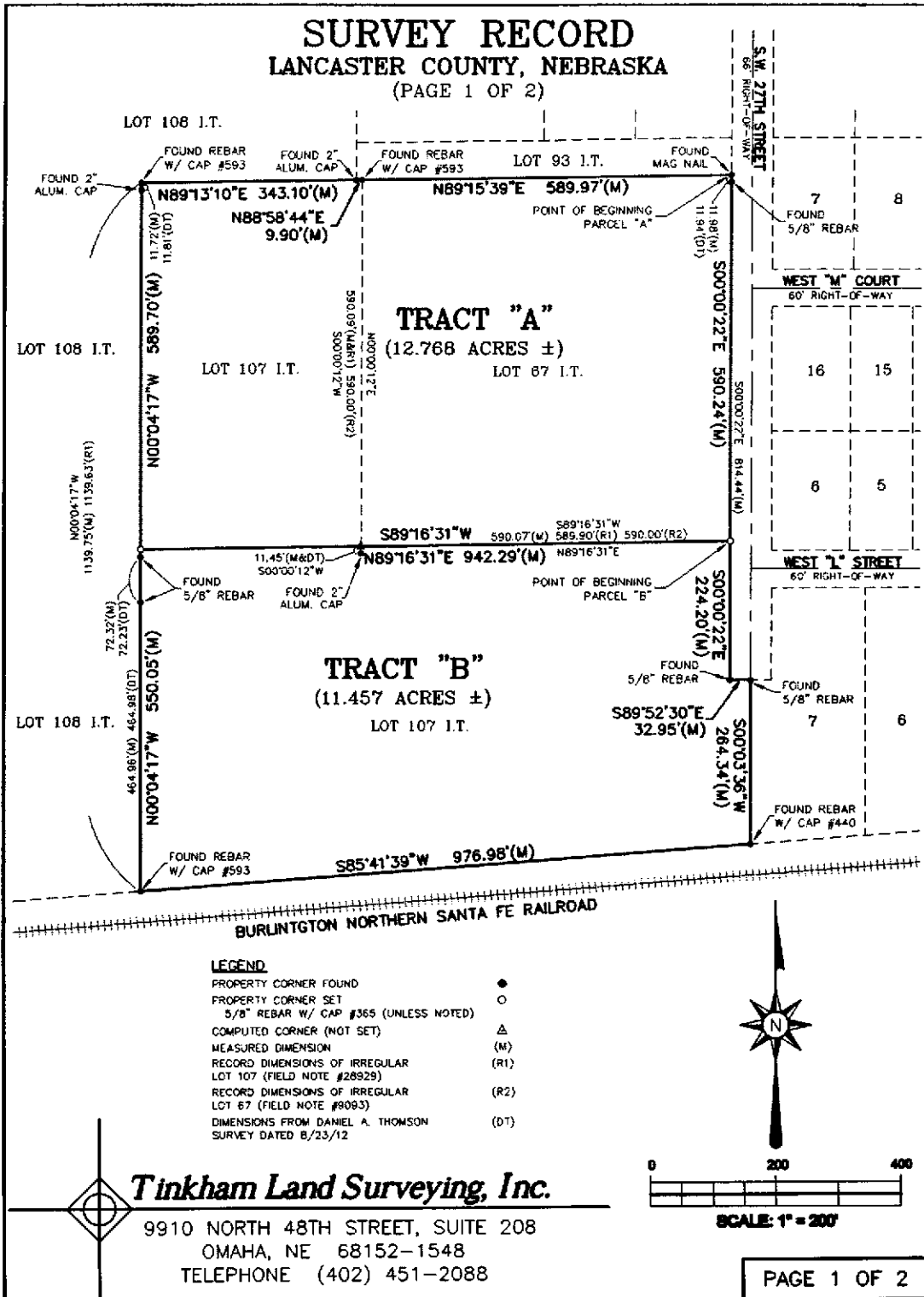
IT Lot 67, Irregular Tracts in the Northeast Quarter of Section 29, Township 10 North, Range 6 East of the 6th P.M., Lincoln, Lancaster County, Nebraska;

AND

Lot 107, Irregular Tracts in the Northeast Quarter of Section 29, Township 10 North, Range 6 East of the 6th P.M., Lincoln, Lancaster County, Nebraska.

EXHIBIT B

1. Terms and conditions of Restrictive Covenants, filed August 2, 1994, as Inst. No. 94-35164, Official Records, Lancaster County, Nebraska.
2. Terms and conditions of Easement granted to the City of Lincoln, Nebraska, filed August 19, 1994, as Inst. No. 94-37481, Official Records, Lancaster County, Nebraska.
3. Terms and conditions of Easement granted to the City of Lincoln, Nebraska, filed August 19, 1994, as Inst. No. 94-37482, Official Records, Lancaster County, Nebraska.
4. Terms and conditions of Easement granted to the City of Lincoln, Nebraska, filed May 11, 2000, as Inst. No. 2000-19905, Official Records, Lancaster County, Nebraska.
5. Terms and conditions of reservation of easements contained in Corporation Warranty Deed, filed March 14, 1994, as Inst. No. 94-12682, Official Records, Lancaster County, Nebraska.
6. Terms and conditions of Resolution No. 1574, approving variance, filed October 4, 1994, as Inst. No. 94-43426, Official Records, Lancaster County, Nebraska.
7. Terms and conditions of Easement for Electric Lines and/or Underground Electric Facilities, filed October 12, 1994, as Inst. No. 94-44396, Official Records, Lancaster County, Nebraska.
8. Terms and conditions of Underground Right of Way Easement, filed November 30, 2004, as Inst. No. 2004-077170, Official Records, Lancaster County, Nebraska.
9. Terms and conditions of Underground Right of Way Easement, filed May 27, 2005, as Inst. No. 2005-029064, Official Records, Lancaster County, Nebraska.
10. Rights of the Public, State of Nebraska, County of Lancaster, in and to that portion of the land taken or used for road purposes, whether by easement or fee title or statutory section line right of way.



SURVEY RECORD
LANCASTER COUNTY, NEBRASKA
(PAGE 2 OF 2)

LEGAL DESCRIPTION - TRACT "A"

ALL OF LOT 67 AND PART OF LOT 107, IRREGULAR TRACTS LOCATED IN THE NE 1/4 OF SECTION 29, TOWNSHIP 10 NORTH, RANGE 06 EAST OF THE 6TH P.M., LANCASTER COUNTY NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 67, IRREGULAR TRACTS; THENCE S00°00'22"E (ASSUMED BEARING RELATIVE TO ALL BEARINGS CONTAINED HEREIN) FOR 590.24 FEET ALONG THE EAST LINE OF SAID LOT 67, IRREGULAR TRACTS (ALSO BEING THE WESTERLY RIGHT-OF-WAY LINE OF S.W. 27TH STREET); THENCE S89°16'31"W FOR 942.29 FEET ALONG THE SOUTH LINE (AND BEING THE WESTERLY PROJECTION OF THE SOUTH LINE) OF SAID LOT 67, IRREGULAR TRACTS TO THE WEST LINE OF SAID LOT 107, IRREGULAR TRACTS; THENCE N00°04'17"W FOR 589.70 FEET ALONG THE WEST LINE OF SAID LOT 107, IRREGULAR TRACTS; THENCE N89°13'10"E FOR 343.10 FEET ALONG THE NORTH LINE OF SAID LOT 107, IRREGULAR TRACTS; THENCE N88°58'44"E FOR 9.90 FEET ALONG THE NORTH LINE OF SAID LOT 107, IRREGULAR TRACTS; THENCE N89°15'39"E FOR 589.97 FEET ALONG THE NORTH LINE OF SAID LOT 67, IRREGULAR TRACTS, TO THE POINT OF BEGINNING. CONTAINS 12.768 ACRES MORE OR LESS.

LEGAL DESCRIPTION - TRACT "B"

PART OF LOT 107, IRREGULAR TRACTS LOCATED IN THE NE 1/4 OF SECTION 29, TOWNSHIP 10 NORTH, RANGE 06 EAST OF THE 6TH P.M., LANCASTER COUNTY NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 67, IRREGULAR TRACTS LOCATED IN SAID NE 1/4; THENCE S00°00'22"E (ASSUMED BEARING RELATIVE TO ALL BEARINGS CONTAINED HEREIN) FOR 590.24 FEET ALONG THE EAST LINE OF SAID LOT 67, IRREGULAR TRACTS (ALSO BEING THE WESTERLY RIGHT-OF-WAY LINE OF S.W. 27TH STREET) TO THE POINT OF BEGINNING; THENCE CONTINUING S00°00'22"E FOR 224.20 FEET ALONG THE EAST LINE OF SAID LOT 107, IRREGULAR TRACTS (ALSO BEING THE WESTERLY RIGHT-OF-WAY LINE OF S.W. 27TH STREET); THENCE S89°52'30"E FOR 32.95 FEET ALONG THE EAST LINE OF SAID LOT 107, IRREGULAR TRACTS (ALSO BEING THE SOUTHERLY RIGHT-OF-WAY LINE OF S.W. 27TH STREET); THENCE S00°03'36"W FOR 264.34 FEET ALONG THE EAST LINE OF SAID LOT 107, IRREGULAR TRACTS; THENCE S85°41'39"W FOR 976.98 FEET ALONG THE SOUTH LINE OF SAID LOT 107, IRREGULAR TRACTS (ALSO BEING THE NORTHERLY RIGHT-OF-WAY LINE OF THE BURLINGTON NORTHERN SANTA FE RAILROAD); THENCE N00°04'17"W FOR 550.05 FEET ALONG THE WEST LINE OF SAID LOT 107, IRREGULAR TRACTS; THENCE N89°13'31"E FOR 942.29 FEET ALONG THE SOUTH LINE (AND BEING THE WESTERLY PROJECTION OF THE SOUTH LINE) OF SAID LOT 67, IRREGULAR TRACTS TO THE POINT OF BEGINNING. CONTAINS 11.457 ACRE MORE OR LESS.

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.

GARY D. TINKHAM
TINKHAM LAND SURVEYING, INC
9910 N 48TH STREET, SUITE 208
OMAHA, NE 68152

R.L.S. NO. 365

DATE 5-19-15



Please return to:
First American Title Insurance Company
1201 Walnut, Suite 700
Kansas City, MO 64106
Attention: Karen Kechler
File No. 122039



Tinkham Land Surveying, Inc.

9910 NORTH 48TH STREET, SUITE 208
OMAHA, NE 68152-1548
TELEPHONE (402) 451-2088

Prepared by: Clifford Swart, 6701 Westown Pkwy. Ste. 100, West Des Moines, IA 50266 (515) 274-1450
Return to: Clifford Swartz, 6701 Westown Pkwy. Ste. 100, West Des Moines, IA 50266

SPECIAL WARRANTY DEED

R.L. French Corporation, an Iowa corporation ("Grantor"), in consideration of One Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, sell, convey and demise to M-H REAL ESTATE, LLC, a Kansas limited liability company ("Grantee") all of Grantor's right, title and interest in and to the following described real estate (as defined in Neb. Rev. Stat. § 76-201), together with all improvements, hereditaments, easements and appurtenances thereupon, if any, in Lancaster County, State of Nebraska (the "Property"):

See Exhibit A attached hereto and incorporated herein by this reference.

Subject to permitted exceptions found on Exhibit B.

Grantor hereby covenants with Grantee that Grantor:

1. is lawfully seized of the interest in the Property and that the Property is free and clear of all liens and encumbrances, except all matters of record;
2. has legal power and lawful authority to sell and convey Grantor's interest in the Property;
3. warrants and will defend the title to the Property conveyed hereunder against the lawful claims of all persons claiming the same or any part thereof.

Executed this 26th day of May, 2015.

R.L. French Corporation, Grantor
an Iowa corporation

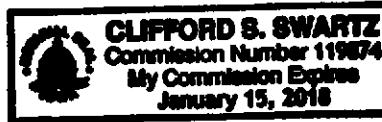
Please return to:
First American Title Insurance Company
1201 Walnut, Suite 700
Kansas City, MO 64106
Attention: Karen Koehler/RJP
File No. 122059

By: ROD FRENCH
Name: Rod French
Title: President

STATE OF Texas)
) SS.
COUNTY OF Folk)

This record was acknowledged before me this 2nd day of May, 2015, by ROD FRENCH
as President of R. L. French Corporation.

Clifford S Swartz
Signature Notary Public
Clifford S Swartz



**EXHIBIT A TO DEED
(Lincoln)**

ALL OF LOT 67 AND PART OF LOT 107, IRREGULAR TRACTS LOCATED IN THE NE 1/4 OF SECTION 29, TOWNSHIP 10 NORTH, RANGE 06 EAST OF THE 6TH P.M., LANCASTER COUNTY NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 67, IRREGULAR TRACTS; THENCE S00°00'22"E (ASSUMED BEARING RELATIVE TO ALL BEARINGS CONTAINED HEREIN) FOR 590.24 FEET ALONG THE EAST LINE OF SAID LOT 67, IRREGULAR TRACTS (ALSO BEING THE WESTERLY RIGHT-OF-WAY LINE OF S.W. 27TH STREET); THENCE S89°16'31"W FOR 942.29 FEET ALONG THE SOUTH LINE (AND BEING THE WESTERLY PROJECTION OF THE SOUTH LINE) OF SAID LOT 67, IRREGULAR TRACTS TO THE WEST LINE OF SAID LOT 107, IRREGULAR TRACTS; THENCE N00°04'17"W FOR 589.70 FEET ALONG THE WEST LINE OF SAID LOT 107, IRREGULAR TRACTS; THENCE N89°13'10"E FOR 343.10 FEET ALONG THE NORTH LINE OF SAID LOT 107, IRREGULAR TRACTS; THENCE N88°58'44"E FOR 9.90 FEET ALONG THE NORTH LINE OF SAID LOT 107, IRREGULAR TRACTS; THENCE N89°15'39"E FOR 589.97 FEET ALONG THE NORTH LINE OF SAID LOT 67, IRREGULAR TRACTS, TO THE POINT OF BEGINNING. CONTAINS 12.768 ACRES MORE OR LESS.

**EXHIBIT B TO DEED
(Lincoln)**

1. Terms and conditions of Notice of Potential Special Assessments by Ordinance No. 12753, creating Paving District No. 2491, filed April 6, 1988, as Inst. No. 88-8552, Official Records, Lancaster County, Nebraska.
2. Terms and conditions of Notice of Potential Special Assessments by Ordinance No. 12756, creating Ornamental Lighting District No. 263, filed May 3, 1988, as Inst. No. 88-11482, Official Records, Lancaster County, Nebraska.
3. Terms and conditions of Notice of Potential Special Assessments by Ordinance No. 12755, creating Water District No. 1094, filed April 6, 1988, as Inst. No. 88-8563, Official Records, Lancaster County, Nebraska.
4. Terms and conditions of Restrictive Covenants, filed August 2, 1994, as Inst. No. 94-35164, Official Records, Lancaster County, Nebraska.
5. Terms and conditions of Easement granted to the City of Lincoln, Nebraska, filed August 19, 1994, as Inst. No. 94-37481, Official Records, Lancaster County, Nebraska.
6. Terms and conditions of Easement granted to the City of Lincoln, Nebraska, filed August 19, 1994, as Inst. No. 94-37482, Official Records, Lancaster County, Nebraska.
7. Terms and conditions of Easement granted to the city of Lincoln, Nebraska, filed May 11, 2000, as Inst. No. 2000-19905, Official Records, Lancaster County, Nebraska.
8. Terms and conditions of reservation of easements contained in Corporation Warranty Deed filed March 14, 1994, as Inst. No. 94-12682, Official Records, Lancaster County, Nebraska.
9. Terms and conditions of Notice of Special Assessments by Ordinance No. 16366, creating Sewer District No. 1148, filed June 25, 1993, as Inst. No. 93-27062, Official Records, Lancaster County, Nebraska.
10. Terms and conditions of Notice of Special Assessments by Ordinance No. 16516, creating Water District No. 1159, filed December 20, 1993, as Inst. No. 93-58421, Official Records, Lancaster County, Nebraska.
11. Terms and conditions of Notice of Special Assessments by Ordinance No. 16515, creating Paving District No. 2594, filed December 20, 1993, as Inst. No. 93-58422, Official Records, Lancaster County, Nebraska.
12. Terms and conditions of Notice of Special Assessments by Ordinance No. 16517, creating Sewer District No. 1150, filed December 20, 1993, as Inst. No. 93-58423, Official Records, Lancaster County, Nebraska.
13. Terms and conditions of Resolution No. 1574, approving variance, filed October 4, 1994, as Inst. No. 94-43426, Official Records, Lancaster County, Nebraska.

14. Terms and conditions of Easement for Electric Lines and/or Underground Electric Facilities, filed October 12, 1994, as Inst. No. 94-44396, Official Records, Lancaster County, Nebraska.
15. Terms and conditions of Underground Right of Way Easement, filed November 30, 2004, as Inst. No. 2004-077170, Official Records, Lancaster County, Nebraska.
16. Terms and conditions of Underground Right of Way Easement, filed May 27, 2005, as Inst. No. 2005-029064, Official Records, Lancaster County, Nebraska.
17. Rights of the Public State of Nebraska, County of Lancaster, in and to that portion of the land taken or used for road purposes, whether by easement or fee title or statutory section line right of way.
18. The following matters disclosed by an ALTA/ACSM survey made by Tinkham Land Surveying, Inc. on May 5, 2015, last revised May 7, 2015, designated Project No. 150070-LINCOLN:
 - a. Location of chain link fence over 10 foot electric easement along portions of the North and East boundary lines;
 - b. Location of storm sewer line servicing Lot 67 and Lot 107, without apparent benefit of easement.