



DEED 2009001071



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2 Deed REC 11.09 FB 03-80000  
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Received - DIANE L. BATTIATO  
 Register of Deeds, Douglas County, NE  
 1/6/2009 15:04:42.95  
  
 2009001071

WARRANTY DEED

6<sup>th</sup> STREET PROPERTIES, LLC, a Nebraska limited liability company, Grantor, in consideration of One Dollar and other valuable consideration, receipt of which is hereby acknowledged, conveys to NED REYNOLDS, Grantee, the following described real estate (as defined in Neb. Rev. Stat. §76-201) in Douglas County, Nebraska:

See Exhibit "A" attached hereto and incorporated herein

Grantor covenants (jointly and severally, if more than one) with the Grantee that Grantor:

(1) is lawfully seised of such real estate and that it is free from encumbrances; subject to (a) easements, reservations, covenants and restrictions of record; (b) that Cell Site Lease Agreement dated December 4, 1997, (c) that Agreement by and among Grantor, GS Cell Site Holding, LLC, formerly known as Unison Site Management, LLC, a Delaware limited liability company, Cell Tower Lease Acquisition, LLC, a Delaware limited liability company and Virgil D. Anderson dated February 20, 2008 and recorded March 6, 2008 as Instrument No. 2008021917, Records, Douglas County, Nebraska; (d) a prorated share of current real estate taxes; and (e) subsequent real estate taxes and special assessments

(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.

Executed this 16<sup>th</sup> day of December, 2008.

6<sup>th</sup> STREET PROPERTIES, LLC, Grantor

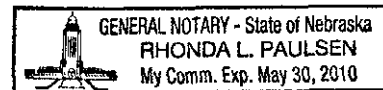
By: *Peter J. Jacobsen*  
 Peter J. Jacobsen, Member

STATE OF NEBRASKA     )  
   ) ss.  
 COUNTY OF DOUGLAS    )

Before me, a notary public qualified for said county, personally came Peter J. Jacobsen, Member of 6<sup>th</sup> Street Properties, LLC, Grantor, known to me to be the identical person who signed the foregoing instrument and acknowledged the execution thereof to be his voluntary act and deed.

Witness my hand and notarial seal on Dec. 26, 2008.

*Rhonda L. Paulsen*  
 Notary Public



WALE1.

1074935

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

All of Lots 2, 3, and 4, in Block 245, in the Original City of Omaha, Douglas County, Nebraska, lying South and West of the right of way of the Omaha and Southwestern Railroad Company as located on March 5, 1925, together with a strip of ground 132 feet long and 20 feet wide, adjoining said Lot 4 on the West, EXCEPT that right angle triangular piece about 6.3 feet on each side in the Northeast corner of said strip; said strip being a vacated portion of 6<sup>th</sup> Street.

Said premises are more particularly described as follows:

Commencing at the Southwest corner of said Lot 4, thence West 20 feet, thence North 132 feet, thence East 13.7 feet, thence Southeasterly along the right of way of the Omaha and Southwestern Railroad Company to the section line between Section 23 and 26, Township 15, North of Range 13, East; thence East along said section line to a point 33 ½ feet West of the East line of said Lot 3, being in the West line of the aforesaid right of way as it existed on March 5, 1925; thence Southeasterly on and along the Western line of said right of way as it existed on March 5, 1925, to a point where said line intersects the East line of said Lot 3; thence South along the East line of said Lot 3, 8 feet; thence Southeasterly along the said line of right of way to its intersection with the South line of said Lot 2, at a point 33 feet more or less, East of the Southwest corner of said Lot 2; thence West along the South line of said Lots 2, 3, and 4 to the place of beginning.