

**WARRANTY DEED**

**MFP Mid-America Shopping Centers LLC**, a Delaware limited liability company, herein called Grantor whether one or more, in consideration of One Dollar (\$1.00) and other good and valuable consideration received from Grantee, does grant, bargain, sell, convey and confirm unto **THE MEADOWS, L.L.C.**, a Nebraska limited liability company, the following-described real estate:

Legal Description attached hereto as Exhibit "A" and incorporated herein by this reference, commonly referred to as 4840 South 70<sup>th</sup> Street in Lincoln, Lancaster County, Nebraska.

Grantor covenants with Grantee that Grantor:

1. Is lawfully seised of such real estate and that it is free from encumbrances except easements and restrictions of record;
2. Has legal power and lawful authority to convey the same;
3. Will warrant and will defend title to the real estate against the lawful claims of all persons.

EXECUTED this 3<sup>rd</sup> day of June, 2015.

**GRANTOR:**

MFP Mid-America Shopping Centers,  
a Delaware Limited Liability Company,

By: MFP Cornhusker Properties, LLC, Sole Member

By: Perkins Delaware, LLC, Managing Member  
Of MFP Cornhusker Properties, LLC

By: Perkins Centers Delaware, LLC, A  
Delaware Limited Liability Company,  
Manager of Perkins Delaware, LLC

By: Perkins, LLC, a Nebraska Limited  
Liability Company, Manager of  
Perkins Centers Delaware, LLC



**Exhibit A**  
**Legal Description**

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

**Parcel 1:**

A tract of land located in the Northwest Quarter Northwest Quarter of Section 3, Township 9 North, Range 7 East of the 6th P.M., Lancaster County, Nebraska, and more particularly described as follows: Commencing at the Northwest corner of said Section 3, thence Easterly along the North line of said Northwest Quarter Northwest Quarter a distance of 222.93 feet, thence Southerly on a line which is 222.93 feet East of and parallel to the West line of said Northwest Quarter Northwest Quarter a distance of 40.00 feet to the point of beginning, thence easterly on a line which is 40.00 feet South of and parallel to the north line of said Northwest Quarter Northwest Quarter on an assumed bearing of North 89 degrees 30 minutes 35 seconds East a distance of 339.06 feet, thence Southerly on a line which is 562.00 feet east of and parallel to the west line of said Northwest Quarter Northwest Quarter on a bearing of South 0 degrees 00 minutes 00 seconds west a distance of 667.00 feet, thence westerly on a line which is 707.00 feet south of and parallel to the north line of said Northwest Quarter Northwest Quarter on a bearing of South 89 degrees 30 minutes 35 seconds west a distance of 490.99 feet to a point which is 71.00 feet east of the west line of said Northwest Quarter Northwest Quarter, thence northerly on a line which is 71.00 feet east of and parallel to the west line of said Northwest Quarter Northwest Quarter on a bearing of North 0 degrees 00 minutes 00 seconds east a distance of 23.82 feet, said line also being the east right of way line of South 70th Street, thence North 90 degrees 00 minutes 00 seconds east along said right of way line a distance of 44.37 feet, thence North 0 degrees 00 minutes 00 seconds east along said right of way line a distance of 60.00 feet, thence North 90 degrees 00 minute 00 seconds west along said right of way line a distance of 45.00 feet, thence North 1 degree 00 minutes 00 seconds west, along said right of way line a distance of 426.18 feet; thence easterly on a line which is 197.00 feet south of and parallel to the north line of said Northwest Quarter Northwest Quarter on a bearing of North 89 degrees 30 minutes 35 seconds east a distance of 160.00 feet, thence northerly on a line which is 222.93 feet East of and parallel to the west line of said Northwest Quarter Northwest Quarter on a bearing of North 0 degrees 00 minutes 00 seconds west a distance 157.00 feet to the point of beginning; now known as Lot 45, irregular tracts in the Northwest Quarter of Section 3, Township 9 North, Range 7 East of the 6th P.M., Lincoln, Lancaster County, Nebraska;

**Parcel 2:**

Together with Cross-Easement and Agreement dated August 11, 1987 recorded November 3, 1987 as Instrument No. 87-36290, records of Lancaster County, Nebraska.

IT L45