



DEED 2008011926



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2/7/08  
Date  
\$ 427.<sup>50</sup>  
By *JLB*

Fee 10.<sup>50</sup> FB 01-60000  
BMP 34-16-12 00 COMP  
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Received - DIANE L. BATTIATO  
Register of Deeds, Douglas County, NE  
2/7/2008 12:46:53.31  
2008011926

## WARRANTY DEED

Know all men by these presents, that, **Irvington Shops, Inc.**, herein call 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 **KCZZ Enterprises, LLC, a Nebraska limited liability company**, herein referred to as "Grantee", an undivided 10% interest in the following described real property:

See Attached Exhibit 'A'

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; 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.

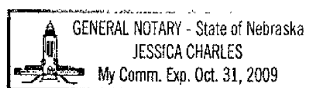
Dated: February 1, 2008

Irvington Shops, Inc.

By: *Leland J. Bauer*  
Leland J. Bauer, Secretary/Treasurer

STATE OF NEBRASKA  
COUNTY OF DOUGLAS

The foregoing instrument was acknowledged before me on February 1, 2008 by Leland J. Bauer, the Secretary/Treasurer of Irvington Shops, Inc., a Nebraska Corporation. Leland J. Bauer 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.



*Jessica Charles*  
Notary Public

My commission expires: 10/31/09

025265  
025269  
025273 025280 Box #41  
025277 025283 T-08109040  
025287

## Exhibit A

## PARCEL I:

That part of the Northwest 1/4 of Section 34, Township 16 North, Range 12 East of the 6<sup>th</sup> P.M., Douglas County, Nebraska, described as follows: Beginning at a point 1033.88 feet North of and 175.0 feet West of the Southeast corner of the Northwest 1/4 of said Section 34, said point being on the curved Westerly right of way of 90<sup>th</sup> Street; thence along a curve to the right (having a radius of 1712.28 feet and a long chord bearing N48°11'55"W for 299.18 feet) (assumed bearings) for an arc distance of 299.57 feet; thence N46°48'48"E for 34.85 feet; thence along a curve to the right (having a radius of 1677.43 feet and a long chord bearing N42°39'26"W for 31.00 feet) for an arc distance of 31.00 feet; thence N42°07'40"W for 658.80 feet; thence along a curve to the right (having a radius of 2250.15 feet and a long chord bearing N39°36'21"W for 202.04 feet) for an arc distance of 202.10 feet; thence S47°52'20"W for 18.74 feet; thence N42°07'40"W for 515.09 feet to the West line of the Northeast 1/4 of the Northwest 1/4 of said Section 34; thence N00°00'00"E for 52.18 feet along said West line; thence S42°07'40"E for 1414.43 feet; thence along a curve to the left (having a radius of 1652.28 feet and a long chord bearing S46°24'59"E for 247.11 feet) for an arc distance of 247.34 feet to the Westerly right of way line of 90<sup>th</sup> Street; thence along a curve to the right (having a radius of 5864.75 feet and a long chord bearing S12°45'51"E for 94.97 feet) for an arc distance of 94.92 feet along said Westerly right of way line to the point of beginning.

S 1/2 NW

## PARCEL II:

That part of the Northwest 1/4 of Section 34, Township 16 North, Range 12, East of the 6<sup>th</sup> P.M., Douglas County, Nebraska, described as follows: Beginning at a point 1033.88 feet North of and 175.0 feet West of the center of said Section 34, said point being on the Westerly curve ROW Line of 90<sup>th</sup> Street; thence Southerly on a curve to the right (radius being 5864.75 feet) and on the Westerly ROW line of 90<sup>th</sup> Street, 213.0 feet; thence Northwesterly on a curve to the right (radius being 1862.28 feet) and parallel to and 225.0 feet from the center line of the main track of C & NW Railway, 519.32 feet; thence Northwesterly on a line parallel with and 225.0 feet from the center line of the main track of C & NW Railway 1181.76 feet to a point on the West line of the Northeast 1/4 of the Northwest 1/4 of said Section 34; thence North on the West line of the Northeast 1/4 of the Northwest 1/4 of said Section 34, 260.98 feet to a point 50.0 feet from the center line of said main track measured at right angles from said track; thence Southeasterly on a line 50.0 feet from and parallel with the center line of said main track 515.04 feet; thence Northeasterly and at right angles to last described course 18.74 feet to a point which is 8.50 feet from the center line and normal to spur track ICC No. 8; thence Southeasterly on a curve to the left (radius being 2250.15 feet) 8.50 feet from and parallel with said spur track 201.82 feet; thence Southeasterly on a line 8.50 feet from and parallel with the center line of said spur track 658.80 feet to a point of curve; thence on a curve to the left (radius being 1677.43 feet) 8.50 feet from and parallel with the center line of said spur track, 31.0 feet; thence Southwesterly normal to last described course, 34.85 feet; thence Southeasterly on a curve to the left (radius being 1712.28 feet) 75.0 feet from and parallel with the center line of said main track 300.00 feet to a point on the Westerly curved ROW line of 90<sup>th</sup> Street.

EXCEPTING FROM THE FOREGOING that portion conveyed to Douglas County, Nebraska, in Warranty Deed filed March 18, 1998, in Book 2084 at Page 384.