



DEED 2006126158



NOV 03 2006 09:30 P 2

Neb. Doc Stamp Tax
11-3-06
Date
\$1575.00
By <i>[Signature]</i>

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
11/3/2006 09:30:56.71



2006126158

WARRANTY DEED

KNOW THAT ALL MEN BY THESE PRESENTS THAT I or WE, Birch Lane Farms, L.L.C., a Nebraska limited liability company, GRANTOR(s) herein called the "Grantor" whether one or more, in consideration of One Dollar and other valuable consideration received from Grantees, do hereby grant, bargain, sell, convey, and confirm unto AVG-CFM 204Q, LLC, a Delaware limited liability company, herein called the "GRANTEE" whether one or more, the following described real property (as defined in Neb. Rev. Stat. 76-201) in Douglas County, NE:

SEE EXHIBIT "A" ATTACHED HERETO FOR LEGAL DESCRIPTION

To have and hold above described premises together with all tenements, hereditaments and appurtenances thereto belonging unto the grantees and their assigns, or to the heirs and assigns of the survivor of them forever.

And the Grantor does hereby covenant with the Grantees and their assigns and with the heirs and assigns of the survivor of them that Grantor is lawfully seized of said premises; that they are free from any encumbrance 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 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.

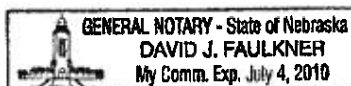
Executed: OCT. 31, 2006

Birch Lane Farms, L.L.C., a Nebraska limited liability company

[Signature]
Printed Name: C. FREDRICK KUEHL
Title: MANAGER

STATE OF NEBRASKA
COUNTY OF DOUGLAS

The foregoing instrument was acknowledged before me this 31 day of OCTOBER, 2006 by C. FREDRICK KUEHL, as MANAGER of Birch Lane Farms, L.L.C., a Nebraska limited liability company
[Signature]
Notary Public



[Handwritten notes]
Jade
2/1
1050
124410
01-60000

28248-CRS 90571
Record 7th
(64)

EXHIBIT "A" - LEGAL DESCRIPTION

The East half of the Southeast Quarter (E1/2 SE1/4) and the Northeast Quarter (NE1/4) of Section 12, Township 14 North, Range 10 East of the 6th P.M., in Douglas County, Nebraska, except those parcels of land described as follows:

The South 192.18 feet of the North 225.18 feet of the Northeast Quarter (NE1/4) of Section 12, Township 14 North, Range 10, East of the 6th P.M., Douglas County, Nebraska, except that part taken for highway right-of-way.

AND EXCEPT

The South 338.97 feet of the North 564.15 feet of the Northeast Quarter (NE1/4) of Section 12, Township 14 North, Range 10 East of the 6th P.M., in Douglas County, Nebraska, except that part taken for highway right-of-way.

AND EXCEPT

The South 339.41 feet of the North 903.56 feet of the Northeast Quarter (NE1/4) of Section 12, Township 14 North, Range 10 East of the 6th P.M., in Douglas County, Nebraska, except that part taken for highway right-of-way.

AND EXCEPT

The South 340.57 feet of the North 1244.13 feet of the Northeast Quarter (NE1/4) of Section 12, Township 14 North, Range 10 East of the 6th P.M., in Douglas County, Nebraska, except that part taken for highway right-of-way.

AND EXCEPT

The North 983.79 feet of the South 1016.79 feet of the West 886.0 feet of the Southeast Quarter of the Southeast Quarter (SE1/4 SE1/4) of Section 12, Township 14 North, Range 10 East of the 6th P.M., in Douglas County, Nebraska.

AND ALSO EXCEPT that part taken or conveyed to The State of Nebraska for highway right-of-way.

NE NE

NW NE

SE NE

SW NE

NE SE

SE SE