



DEED 2006126163





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Nebr Doc Stamp Tax
11-3-06
Date
\$ Ex 2
By JB

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
11/3/2006 09:31:33.40

2006126163

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PAGE DOWN FOR BALANCE OF INSTRUMENT


FEE 30.00 FB 01-60000
 BKP 12-14-10 C/O COMP
DEL SCAN FV

41)

WARRANTY DEED

Know all men by these presents, that **AVG-CFM 204Q, LLC, a Delaware limited liability company**, herein called 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 **School District No. 17 of Douglas County, Nebraska, a/k/a The Millard School District** herein referred to as "Grantee", the following described real property:

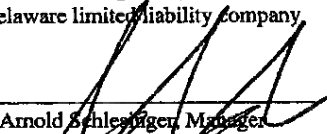
A tract of land located in part of the East ½ of the Northwest ¼ of Section 12, Township 14 North, Range 10 East of the 6th P.M., Douglas County, Nebraska, more particularly described on Exhibit "A" attached hereto and made a part hereof.

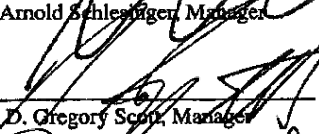
To have and to hold the above described premises together with all tenements, hereditament and appurtenances thereto belonging unto the grantee and to grantee's heirs and assigns forever.

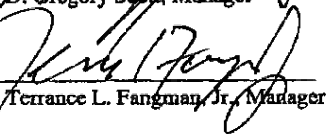
And the grantor does hereby covenant with the grantee and with grantee's heirs and assigns that grantor is lawfully seized of said premises; that they are free from encumbrances except covenants, easements and restrictions of record; that they are free from all regular taxes and special assessments, 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: *November 2, 2006*

AVG-CFM 204Q, LLC,
a Delaware limited liability company

By: 
Arnold Schlesinger, Manager

By: 
D. Gregory Scott, Manager

By: 
Terrance L. Fangman, Jr., Manager

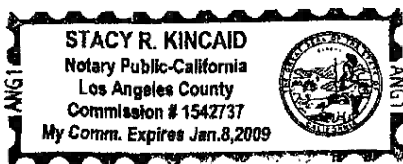
06104179

-4/-

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

On October 30, 2006, before me, STACY R. KINCAID, Notary Public – California, personally appeared **ARNOLD SCHLESINGER** personally known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

A handwritten signature in black ink, appearing to read "Stacy R. Kincaid", written over a horizontal line.

STACY R. KINCAID
Notary Public #1542737
In and for State of California

MY COMMISSION EXPIRES: JAN 8, 2009

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

On October 30, 2006, before me, STACY R. KINCAID, Notary Public – California, personally appeared D. GREGORY SCOTT personally known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

A handwritten signature in dark ink, appearing to read "Stacy R. Kincaid", written over a horizontal line.

STACY R. KINCAID

Notary Public #1542737

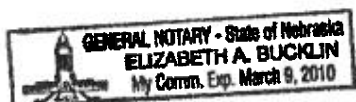
In and for State of California

MY COMMISSION EXPIRES: JAN 8, 2009

Warranty Deed
AVG-CFM 204Q, LLC, Grantor
School District No. 17 of Douglas County, Nebraska, Grantee
Pt. E1/2 NW1/4 12-14-10, Douglas County, Nebraska

STATE OF NEBRASKA)
)s.s.
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me on ^{November}~~October~~ 2, 2006 by Terrance L. Fangman, Jr., Manager of AVG-CFM 204Q, LLC, a Delaware limited liability company, on behalf of the Limited Liability Company. Terrance L. Fangman, Jr. 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.



Elizabeth A. Bucklin
Notary Public

EXHIBIT "A"

A tract of land located in part of the East ½ of the Northwest 1/4 of Section 12, Township 14 North, Range 10 East of the 6th P.M., Douglas County, Nebraska, more particularly described as follows:

Beginning at the Southwest corner of said East ½ of the Northwest 1/4 of Section 12; thence N02°43'39"W (assumed bearing) along the West line of said East ½ of the Northwest 1/4 of Section 12, said line also being the East line of Lot 5, Dohse's Acres, a Subdivision located in the Northwest 1/4 of said Northwest 1/4 of Section 12, and the Southerly extension thereof, a distance of 2593.53 feet to a point on the South right of way line of "Q" Street; thence N81°31'35"E along said South right of way line of "Q" Street, a distance of 138.32 feet; thence N87°45'05"E along said South right of way line of "Q" Street, a distance of 1167.29 feet; thence S02°15'09"E, a distance of 20.80 feet; thence Southwesterly on a curve to the right with a radius of 957.50 feet, a distance of 173.30 feet, said curve having a long chord which bears S02°55'56"W, a distance of 173.06 feet; thence Southwesterly on a curve to the left with a radius of 923.19 feet, a distance of 49.99 feet, said curve having a long chord which bears S06°33'58"W a distance of 49.98 feet; thence S05°00'54"W a distance of 31.79 feet; thence Southwesterly on a curve to the right with a radius of 261.79 feet, a distance of 49.85 feet, said curve having a long chord which bears S10°28'13"W, a distance of 49.77 feet; thence Southwesterly on a curve to the right with a radius of 967.50 feet, a distance of 139.13 feet, said curve having a long chord which bears S20°02'42"W, a distance of 139.01 feet; thence S24°09'53"W, a distance of 657.98 feet; thence S27°12'41"W, a distance of 49.05 feet; thence Southwesterly on a curve to the right with a radius of 80.00 feet; a distance of 13.17 feet, said curve having a long chord which bears S31°55'34"W, a distance of 13.15 feet, thence Southwesterly on a curve to the left with a radius of 132.00 feet, a distance of 57.49 feet, said curve having a long chord which bears S24°09'53"W, a distance of 57.03 feet; thence Southwesterly on a curve to the right with a radius of 80.00 feet, a distance of 13.17 feet, said curve having a long chord which bears S16°24'12"W a distance of 13.15 feet; thence S21°07'05"W, a distance of 49.05 feet; thence S24°09'53"W, a distance of 401.51 feet; thence Southerly on a curve to the left with a radius of 1096.66 feet, a distance of 493.83 feet, said curve having a long chord which bears S11°15'52"W, a distance of 489.67 feet; thence S01°38'10"E, a distance of 401.13 feet; thence Southerly on a curve to the left with a radius of 632.50 feet, a distance of 168.05 feet, said curve having a long chord which bears S09°14'51"E, a distance of 167.56 feet to a point on the South line of said East ½ of the Northwest 1/4 of Section 12; thence S87°28'35"W along said South line of the East ½ of the Northwest 1/4 of Section 12, a distance of 541.99 feet to the point of beginning.

NE NW
SE NW