



DEED 2006126399



NOV 03 2006 12:40 P 5

Nebr Doc
Stamp Tax
11-3-06
Date
\$2457.⁰⁰
By *JB*

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
11/3/2006 12:40:42.36

2006126399

WARRANTY DEED

KNOWN ALL MEN BY THESE PRESENTS THAT I or WE, AVG-CFM 204Q, LLC, a Delaware limited liability company, herein called the grantor whether one or more, in consideration of **One Dollar and other good and valuable consideration** received from grantee, do hereby grant, bargain, sell, convey and confirm unto **AVG-CFM Coventry Estates, LLC, a Nebraska limited liability company**, herein called the grantee whether one or more, the following described real property in **Douglas County, Nebraska**:

See attached for legal description

To have and to hold above described premises together with all tenements, hereditaments and appurtenances thereto belonging unto the grantee and to grantee's heirs and assigns forever.
And the grantor does hereby covenants with the grantee and with grantee's heirs and assigns that grantor is lawfully seized of said premises; that they are free from 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.

Dated: 11-2-06

Filed: AS RECEIVED

Deed 25.50 01-60000
5 12-14-10

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

By: *[Signature]*
Arnold Schlesinger, Manager
By: *[Signature]*
D. Gregory Scott, Manager
By: *[Signature]*
Terrance L. Fangman, Jr, Manager

STATE OF ~~Nebraska~~)
COUNTY OF ~~Douglas~~) ss:

GENERAL NOTARY - State of Nebraska
JENNIFER M. DESECK
My Comm. Exp. June 29, 2007

The foregoing instrument was acknowledged before me on _____, by Arnold Schlesinger, Manager on behalf of AVG-CFM 204Q, LLC, a Delaware limited liability company.

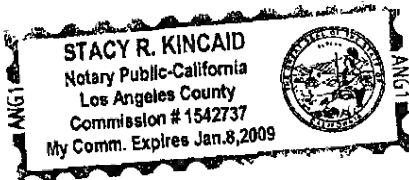
55289

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

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

** FILED: AS IS

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

)

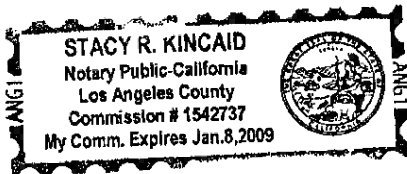
) ss.

COUNTY OF LOS ANGELES

)

** FILED: AS IS

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

STACY R. KINCAID

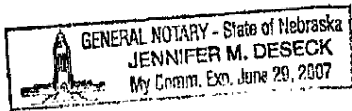
Notary Public #1542737

In and for State of California

MY COMMISSION EXPIRES: JAN 8, 2009

STATE OF NEBRASKA, COUNTY OF DOUGLAS: SS

The foregoing instrument was acknowledged before me on this 2nd day of November, 2006, by Terrance L. Fangman, Jr. Manager, on behalf of AVG-CFM 204Q, LLC, A Delaware limited liability company.



Jennifer M Deseck

Notary Public

A Tract of land located in the North 1/2 of Section 12, Township 14 North, Range 10 East of the 6th P.M., Douglas County, Nebraska, more particularly described as follows: Commencing at the Northwest corner of the NE 1/4 of said Section 12; thence S02°43'50"E (assumed bearing) along the West line of said NE 1/4 of Section 12, a distance of 226.54 feet; thence N87°16'10"E, a distance of 52.42 feet to the point of beginning; thence S36°20'23"E, a distance of 96.30 feet; thence S47°27'25"E, a distance of 369.59 feet; thence S29°10'18"E, a distance of 424.01 feet; thence S25°24'24"E, a distance of 297.13 feet; thence S32°45'59"E, a distance of 71.80 feet; thence Southeasterly on a curve to the right with a radius of 335.00 feet, a distance of 11.58 feet, said curve having a long chord which bears S79°00'15"E, a distance of 11.58 feet; thence Easterly on a curve to the left with a radius of 242.75 feet, a distance of 98.05 feet, said curve having a long chord which bears S89°35'05"E, a distance of 97.38 feet; thence N78°50'39"E, a distance of 32.70 feet; thence N35°51'05"E, a distance of 7.31 feet; thence Southeasterly on a curve to the left with a radius of 535.55 feet, a distance of 432.74 feet, said curve having a long chord which bears S30°01'20"E, a distance of 421.07 feet; thence Southerly on a curve to the right with a radius of 265.00 feet, a distance of 281.70 feet, said curve having a long chord which bears S22°43'04"E, a distance of 268.62 feet; thence S07°44'06"W a distance of 23.80 feet; thence S50°46'50"W, a distance of 7.31 feet; thence Westerly on a curve to the left with a radius of 550.00 feet, a distance of 242.02 feet, said curve having a long chord which bears S80°57'33"W, a distance of 240.08 feet; thence S68°21'10"W, a distance of 66.80 feet; thence Southwesterly on a curve to the left with a radius of 632.50 feet, a distance of 455.06 feet, said curve having a long chord which bears S47°44'30"W, a distance of 445.31 feet; thence Southwesterly on a curve to the right with a radius of 80.00 feet, a distance of 62.69 feet, said curve having a long chord which bears S49°34'52"W, a distance of 61.10 feet; thence Southwesterly on a curve to the left with a radius of 97.50 feet, a distance of 39.43 feet, said curve having a long chord which bears S60°26'47"W, a distance of 39.16 feet; thence Southwesterly on a curve to the right with a radius of 45.00 feet, a distance of 61.22 feet, said curve having a long chord which bears S87°50'05"W, a distance of 56.61 feet; thence Northwesterly on a curve to the right with a radius of 175.00 feet, a distance of 101.86 feet, said curve having a long chord which bears N36°31'02"W, a distance of 100.43 feet; thence N19°50'34"W, a distance of 160.03 feet; thence S70°09'26"W, a distance of 50.00 feet; thence N19°50'34"W, a distance of 18.88 feet; thence S60°17'14"W, a distance of 181.03 feet; thence S47°54'55"W, a distance of 184.47 feet; thence S66°08'08"W, a distance of 129.89 feet; thence S84°21'22"W, a distance of 155.67 feet; thence N70°23'22"W, a distance of 151.54 feet; thence N84°24'59"W, a distance of 160.39 feet; thence N01°38'10"W, a distance of 157.83 feet; thence N01°38'10"W, a distance of 50.00 feet; thence S88°21'50"W, a distance of 29.70 feet; thence N45°52'20"W, a distance of 6.98 feet; thence Northwesterly on a curve to the right with a radius of 1031.66 feet, a distance of 434.56 feet, said curve having a long chord which bears N12°05'51"E, a distance of 431.36 feet; thence N24°09'53"E, a distance of 401.51 feet; thence N27°12'39"E, a distance of 49.05 feet; thence Northwesterly 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 N31°55'34"E, a distance of 13.15 feet; thence Northwesterly 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 N24°09'53"E, a distance of 57.03 feet; thence Northeasterly 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 N16°24'12"E, a distance of 13.15 feet; thence N21°07'07"E, a distance of 49.05 feet; thence N24°09'53"E, a distance of 657.98 feet; thence Northwesterly on a curve to the left with a radius of 1032.50 feet, a distance of 148.48 feet, said curve having a long chord which bears N20°02'42"E, a distance of 148.35 feet; thence Northwesterly on a curve to the right with a radius of 1231.33 feet, a distance of 49.99 feet, said curve having a long chord which bears N17°05'18"E, a distance of 49.48 feet; thence N18°15'05"E, a distance of 41.94 feet; thence Northwesterly on a curve to the left with a radius of 281.95 feet, a distance of 49.87 feet, said curve having a long chord which bears N13°11'04"E, a distance of 49.80 feet; thence Northwesterly on a curve to the left with a radius of 1042.50 feet, a distance of 22.68 feet, said curve having a long chord which bears N07°29'39"E, a distance of 22.68 feet to the point of beginning.