

BK 2208 PG 700-704



DEED 2002 05588

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By <i>CP</i>

RICHARD H. TAKECHI
REGISTER OF DEEDS
DOUGLAS COUNTY, NE
2002 APR 24 PM 4:03
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SPECIAL WARRANTY DEED

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF DALLAS §

MAYS-HILL, LTD., a Texas limited partnership (the "Grantor"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, paid by **SILVER OFFICES, L.L.C.**, a Nebraska limited liability company (the "Grantee"), whose address is c/o Thompson Realty Group, Inc., 2930 Ridge Line Road, Suite 105, Lincoln, Nebraska 68516, HAS GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents DOES GRANT, BARGAIN, SELL and CONVEY unto Grantee that certain tract of land (the "Land") situated in Douglas County, Nebraska, and described on Exhibit "A" which is attached hereto and incorporated herein by reference for all purposes; together with all of Grantor's right, title and interest in and to the improvements (the "Improvements") located upon such Land (all of such Land and Improvements being hereinafter collectively referred to as the "Property").

This conveyance is made subject, however, to the matters set forth on Exhibit "B" attached hereto and incorporated herein by this reference for all purposes.

TO HAVE AND TO HOLD the Property unto Grantee, and Grantee's successors and assigns forever, and Grantor does hereby bind Grantor, and Grantor's successors and assigns, to WARRANT and FOREVER DEFEND, all and singular the Property unto Grantee and Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise, and subject, however, as aforesaid.

EXECUTED this 18th day of April, 2002.

Deed. *f*

FEE <u>25.20</u>	FB <u>59-28710</u>
BKP <u>5</u>	C/O <u>COMP</u>
DEL <u>1</u>	SCAN <u>PK</u> FV <u> </u>

GRANTOR:
MAYS-HILL, LTD., a Texas limited partnership
By: Mays Development Company, a Texas corporation, its managing general partner
By: *[Signature]*
Name: Erik R. Mays
Title: President

Special Warranty Deed

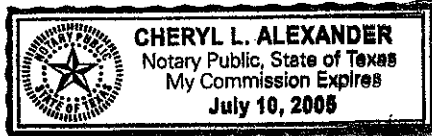
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THE STATE OF TEXAS §
 §
COUNTY OF DALLAS §

On the 16th day of April, 2002, personally appeared before me and signed this instrument as his voluntary act, Erik R. Mays, as President of Mays Development Company, a Texas corporation, as managing general partner of MAYS-HILL, LTD., a Texas limited partnership.



Cheryl L. Alexander
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

My Commission Expires: 7-10-2005

(Printed Name of Notary): Cheryl L. Alexander

EXHIBIT "A"
TO SPECIAL WARRANTY DEED

LEGAL DESCRIPTION

Lot 1, 114th Plaza, an Addition to the City of Omaha, in Douglas County, Nebraska except those parts taken by the City of Omaha, more particularly described as follows: Beginning at the Northwest corner of said Lot 1; thence South 125 feet; thence East 4 feet; thence North 125 feet; thence West 4 feet to the point of beginning, also beginning in the Southwest corner of said Lot 1; thence North 15 feet; thence Southeasterly 21.21 feet; thence West 15 feet to the point of beginning.

EXHIBIT "B"
TO SPECIAL WARRANTY DEED

PERMITTED EXCEPTIONS

1. 2001 Taxes: 1st half paid, 2nd half unpaid, but not yet delinquent.
2. Waiver Agreement to Metropolitan Utilities District of Omaha, for supply of water, recorded December 10, 1954, in the Office of the Douglas County Register of Deeds, in Book 717 at Page 553.
3. Terms and provisions of Easement as to Sanitary and Improvement District No. 122, recorded March 4, 1964, in the Office of the Douglas County Register of Deeds, in Book 409 at Page 345.
4. Terms and provisions of Easements granted for utilities in the Plat and Dedication of the 114th Plaza, filed September 29, 1978, in the Office of the Douglas County Register of Deeds, in Book 1607 at Page 485, Plat reflecting the following: Permanent sewer and drainage easement to the City of Omaha Across the North 50 feet of land.
5. Terms and provisions Right-Of-Way Easement to Omaha Public Power District, its successors and assigns, recorded September 15, 1978, in the Office of the Douglas County Register of Deeds, in Book 603 at Page 219.
6. Terms and provisions of Covenants, dated September 18, 1979, filed October 1, 1979, in the Office of the Douglas County Register of Deeds, in Book 621 at Page 373.
7. Terms and provisions of Amendment to Covenants, dated May 7, 1980, filed May 8, 1980 in the Office of Douglas County Register of Deeds, in Book 632 at Page 678.
8. Terms and provisions of Supplemental Covenants, dated December 4, 1981, filed January 18, 1982, in the Office of the Douglas County Register of Deeds, in Book 665 at Page 617.
9. Terms and provisions of Right-Of-Way Easement to Omaha Public Power District, its successors and assigns, recorded September 4, 1984, in the Office of the Douglas County Register of Deeds, in Book 717 at page 553.
10. Terms and provisions of Temporary Construction Easement as set forth in Return of Appraisers, recorded August 2, 1988, in the Office of the Douglas County Register of Deeds, in Book 857 at Page 314; as amended by Amended Return of Appraisers recorded August 5, 1988, in the Office of the Douglas County Register of Deeds, in Book 858 at Page 32, as amended by Second Amendment Return of Appraisers recorded August 31, 1988, in the Office of the Douglas County Register of Deeds, in Book 860 at Page 461.
11. Terms and provisions of the Building Option and Lease Agreement by and between Samuel J. Saad, Jr. ("Lessor") and Omaha Cellular Telephone Company c/o U.S. West NewVector Group, Inc. ("Lessee"), as evidenced by Memorandum recorded October 26, 1994, in the Office of the Douglas County Register of Deeds, in Book 1132 at Page 304.
12. Terms and provisions of Notice of Exercise of Option recorded June 9, 1995, in the Office of the Douglas County Register of Deeds, in Book 1148 at Page 586.

13. Terms and Provisions of Assignment and Assumption of Lease, dated December 22, 1999, recorded March 31, 2000, in the Office of the Douglas County Register of Deeds, in Book 1332 at Page 502.
14. Terms and provisions of Lease Agreement dated December 23, 1999, by and between Mays-Hill, Ltd., a Texas limited partnership and Kinko's, Inc.
15. Terms and provisions of Memorandum of Sublease dated January 19, 2000, recorded February 22, 2000, in the Office of the Douglas County Register of Deeds, in Book 1328 at Page 72.
16. Terms and provisions of Lease Agreement dated January 4, 2002, by and between Mays-Hill Ltd., a Texas limited partnership and Starbucks Corporation.