



DEED 2012098735



OCT 01 2012 15:02 P 4

Nebr Doc Stamp Tax
10-01-2012 Date
\$1912.50
By MB

Fee amount: 20.50
FB: 47-13040
COMP: MB

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
10/01/2012 15:02:44.00



This Instrument prepared by and
After recording return to:

Michael A. Lang
Bose McKinney & Evans LLP
111 Monument Circle, Suite 2700
Indianapolis, IN 46204

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that **MFM INVESTMENTS, LLC**, a Nebraska limited liability company, herein called the GRANTOR, whether one or more, in consideration of One Dollar and other valuable consideration received from GRANTEE, does grant, bargain, sell, convey and conform unto **EVERETT INDUSTRIAL BUILDING CORPORATION**, a Wisconsin corporation, having an office at 240 West Arndt Street, Fond du Lac, WI 54935, herein called the GRANTEE, whether one or more, the following described real estate in Douglas County, Nebraska:

See Exhibit A, attached hereto and incorporated herein by reference

To have and to hold the above described premises, together with all tenements, hereditaments and appurtenances thereto belonging unto the GRANTEE and to GRANTEE'S successors and assigns forever.

And GRANTOR does hereby covenant with GRANTEE and with GRANTEE'S successors and assigns that GRANTOR is lawfully seized of said premises; that they are free from encumbrance, except those items described on Exhibit B, attached hereto and incorporated herein by reference.

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: September 28, 2012

MFM INVESTMENTS, LLC,
a Nebraska limited liability company

By: Mary Bolln
Printed: Mary Bolln
Title: Manager

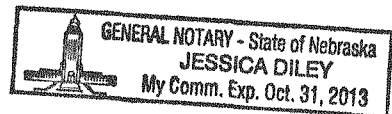
STATE OF NEBRASKA)
) ss:
COUNTY OF DOUGLAS)

On September 28, 2012, before me, the undersigned, a Notary Public, duly commissioned and qualified in said County, personally came Mary Bolln, by me known to be the Manager of MFM Investments, LLC, a Nebraska limited liability company, who, being first duly sworn, acknowledged execution of the foregoing Warranty Deed on behalf of said limited liability company.

Witness my hand and notarial seal the day and year last above written.

Jessica Diley
Jessica Diley

Printed:



NOTARY PUBLIC

My commission expires: 10/31/13

My county of residence: Douglas

EXHIBIT A Legal Description

LEGAL DESCRIPTION:

AS CONTAINED IN COMPILED FROM COMMITMENT FOR TITLE INSURANCE FILE NO. 12-115673, DATED AUGUST 2, 2012 AT 8:00 A.M., SUPPLIED BY TITLECORE, LLC AS AGENT FOR STEWART TITLE GUARANTY COMPANY

A TRACT OF LAND LOCATED IN BLOCK 1, FOXLEY INDUSTRIAL PARK, AN ADDITION TO THE CITY OF OMAHA, DOUGLAS COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD, SAID POINT BEING 420.02 FEET EAST FROM THE EAST RIGHT OF WAY OF 50TH STREET; THENCE PROCEEDING SOUTH FOR 532.51 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF "F" STREET, SAID POINT BEING 420.0 FEET EAST FROM THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF "F" STREET WITH THE EAST RIGHT OF WAY LINE OF 50TH STREET; THENCE WEST ON THE NORTH RIGHT OF WAY LINE OF "F" STREET FOR 210.0 FEET; THENCE NORTH FOR 532.08 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF UNION PACIFIC RAILROAD RIGHT OF WAY, SAID POINT BEING 210.02 FEET EAST OF THE EAST RIGHT OF WAY LINE OF 50TH STREET; THENCE EAST ON THE SOUTH RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD RIGHT OF WAY FOR 210.0 FEET TO THE POINT OF BEGINNING.

FURTHER DESCRIBED BY THE SURVEYOR AS:

A TRACT OF LAND LOCATED IN PART OF BLOCK 1, FOXLEY INDUSTRIAL PARK, A SUBDIVISION LOCATED IN THE SE¹/₄ OF SECTION 31, TOWNSHIP 15 NORTH, RANGE 13 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS ON THE NORTHERLY RIGHT-OF-WAY LINE OF "F" STREET AND IS 209.95 FEET FROM THE PLATTED SOUTHWEST CORNER OF SAID BLOCK 1, FOXLEY INDUSTRIAL PARK, SAID POINT BEING THE PLATTED INTERSECTION OF SAID NORTHERLY RIGHT-OF-WAY LINE OF "F" STREET AND SAID EASTERLY RIGHT OF WAY LINE OF 50TH STREET; THENCE N02°24'59"W (ASSUMED BEARING), A DISTANCE OF 532.30 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD; THENCE N87°20'49"E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD, A DISTANCE OF 209.95 FEET; THENCE S02°24'59"E, A DISTANCE OF 532.77 FEET TO A POINT ON SAID NORTHERLY RIGHT-OF-WAY LINE OF "F" STREET; THENCE S87°28'34"W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF "F" STREET, A DISTANCE OF 209.95 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS AN AREA OF 111,805 SQUARE FEET, OR 2.667 ACRES MORE OR LESS.

EXHIBIT B
Permitted Exceptions

1. Terms, provisions, exceptions, reservations and conditions as set forth in Warranty Deed filed February 1, 1924 in Deed Book 488 at Page 158, records of Douglas County, Nebraska.
2. Mineral Rights as reserved in instrument filed March 1, 1965 at Book 1245, Page 31, records of Douglas County, Nebraska
3. Notice of Claim to Mineral Interest filed October 21, 1969 in Book 482 at Page 303, records of Douglas County, Nebraska.
4. Notice of Claim of Mineral Interest filed August 27, 1992 in Book 1028 at Page 365, records of Douglas County, Nebraska.