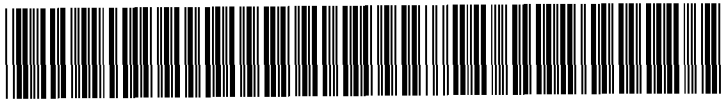


DEED 2016057312



JUL 19 2016 14:34 P 3

Nebr Doc Stamp Tax
07-19-2016 Date
\$23388.75
By MJ

Fee amount: 22.00  
FB: 66-08297  
COMP: MJ

Received - DIANE L. BATTIATO  
Register of Deeds, Douglas County, NE  
07/19/2016 14:34:32.00



When recorded, mail to:  
Lund 144 Center, LLC  
Overland Wolf Building Partnership  
450 Regency Parkway, Suite 220  
Omaha, NE 68114

**SPECIAL WARRANTY DEED**

*Chicago Title NSL20163391*

For the consideration of Ten Dollars and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, **SPIRIT SPE PORTFOLIO 2006-1, LLC**, a Delaware limited liability company, formerly known as Shopko SPE Real Estate, LLC ("**Grantor**"), does hereby grant and convey an undivided 71.015% interest to **LUND 144 CENTER, LLC**, a Nebraska limited liability company, and an undivided 28.985% interest to **OVERLAND WOLF BUILDING PARTNERSHIP**, a Nebraska partnership, as tenants in common (collectively, the "**Grantee**"), that certain real property situated in Douglas County, Nebraska described on Exhibit "A" (the "**Property**").

The Property is conveyed subject to all taxes and other assessments not yet due and payable, reservations in patents, all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, and all matters that an inspection or survey would disclose.

The Grantor hereby binds itself and its successors to warrant and defend the title as against all acts of the Grantor and anyone claiming by, through or under Grantor, and no other, subject to the matters above set forth.

[Signature follows on next page]

Dated: JUNE 24, 2016

GRANTOR:

**SPIRIT SPE PORTFOLIO 2006-1, LLC**, a Delaware limited liability company, formerly known as Shopko SPE Real Estate, LLC

By: Spirit SPE Manager, LLC, a Delaware limited liability company, its Manager

By: *Sean Hufford*  
Name: SEAN HUFFORD  
Its: VP

STATE OF ARIZONA     )  
  ) ss.  
COUNTY OF MARICOPA )

On the 24<sup>th</sup> day of JUNE 2016, personally appeared before me, SEAN HUFFORD, whose identity is personally known to me (or proved to me on the basis of satisfactory evidence) and who being by me duly sworn (or affirmed) did say that he is the V.P. of Spirit SPE Manager, LLC, a Delaware limited liability company, the manager of SPIRIT SPE PORTFOLIO 2006-1, LLC, a Delaware limited liability company, and that the foregoing instrument was signed by him on behalf of said limited liability company by authority of the articles of organization (or operating agreement), and he acknowledged to me that said limited liability company executed the same.

(NOTARY SEAL)

*Dianne Keethe*  
Notary Public, State of AZ  
Printed Name: DIANNE KEETHE  
Notary Commission No. 201990  
My Commission Expires: 6-17-2020

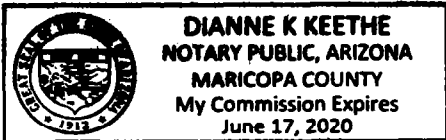


EXHIBIT "A"

(Legal Description)

Lot 2, Crescent Oaks Plaza Replat, an Addition to the City of Omaha, Douglas County, Nebraska.

Together with non-exclusive easement rights created by Corporation Quitclaim Deed, filed May 16, 1984 in Book 1730 at Page 43, Deed Records, Douglas County, Nebraska.

Together with non-exclusive easement rights created by Cross-Easement Agreement by and between Shopko Stores, Inc., a Minnesota corporation, and K.V. Company, a Nebraska Partnership, filed June 13, 1986 in Book 777 at Page 469, Miscellaneous Records, and First Amendment to Cross-Easement Agreement, filed September 24, 1997 in Book 1223 at Page 298, Miscellaneous Records, Douglas County, Nebraska.

TAX I.D.: 1070-1502-09