



DEED 2005121542

9-28-05  
2812.50  
CP



SEP 28 2005 11:21 P 3

Received - DIANE L. BATTIATO  
Register of Deeds, Douglas County, NE  
9/28/2005 11:21:54.78



2005121542

RETURN TO: Gary M. Gotsdiner, MCGILL, GOTSDINER, WORKMAN & LEPP, P.C., L.L.O., 11404 W. Dodge Rd., Suite 500, Omaha, NE 68154-2584  
Space Above Reserved for Recording Information

### GENERAL WARRANTY DEED

**BJS ENTERPRISES, L.C.**, an Iowa limited liability company, GRANTOR, in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration received from GRANTEE, **SGD - LM2, L.L.C.**, a Nebraska limited liability company, conveys to GRANTEE the real estate (as defined in NEB. REV. STAT. § 76-201) described in Exhibit 1 hereto.

GRANTOR covenants with GRANTEE that GRANTOR:

- (1) is lawfully seised of such real estate and that it is free from encumbrances, subject to restrictions, covenants and easements of record;
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend title to the real estate against the lawful claims of all persons.

Executed: September 25, 2005

**BJS ENTERPRISES, L.C.**

By: Betty Jane Shaw  
Name: Betty Jane Shaw  
Title: President

Handwritten: *Hand*

FEE	16.00	FB	59-21330
BKP		C/O	COMP <i>CP</i>
DEL		SCAN	FV

Box 35  
449710

✓ 149084

STATE OF IOWA )  
COUNTY OF Page ) ss.

This instrument was acknowledged and executed before me this 25 day of September 2005 by Betty Jane Shaw, acknowledged to be the President of **BJS ENTERPRISES, L.C.**, an Iowa limited liability company, and that as such officer, being authorized to do so, signed the name as such officer, on behalf of such Company.

My Commission Expires: 2-26-06

Jennifer French  
Notary Public



**Exhibit 1**

**LEGAL DESCRIPTION**

The land referred to is situated in the State of Nebraska, County of Douglas and is described as follows:

A tract of land being part of Lots 2 and 3, in KVI - 132nd Street Plaza, an Addition to the City of Omaha, in Douglas County, Nebraska, more particularly described as follows:

Commencing at the Southeast corner of Lot 2, KVI - 132nd Street Plaza; thence North  $0^{\circ}12'00''$  East (Platted Bearing) along the Easterly line of said Lot 2 a distance of 506.41 feet to a point; thence South  $89^{\circ}58'07''$  West, a distance of 82.40 feet to the true point of beginning; thence South  $0^{\circ}00'22''$  West a distance of 182.00 feet to a point; thence South  $89^{\circ}58'07''$  West a distance of 240.71 feet to a point; thence North  $0^{\circ}12'00''$  East a distance of 30.00 feet to a point; thence South  $89^{\circ}58'07''$  West a distance of 167.87 feet to a point; thence South  $0^{\circ}01'53''$  East a distance of 46.07 feet to a point of curvature; thence Southwest along a curve to the right, said curve having a radius of 400.00 feet, a long chord of 150.81 feet bearing South  $10^{\circ}50'04''$  West, an arc length of 151.72 feet to a point of tangency; thence continuing South  $21^{\circ}42'01''$  West a distance of 34.49 feet to the Southerly line of said addition; thence along said Southerly line North  $66^{\circ}40'32''$  West a distance of 30.00 feet to a point; thence North  $21^{\circ}42'01''$  East a distance of 33.64 feet to a point of curvature; thence Northeast along a curve to the left, said curve having a radius of 370.00 feet, a long chord of 139.50 feet bearing North  $10^{\circ}50'04''$  East, an arc length of 140.34 feet to a point of tangency; thence continuing North  $0^{\circ}01'53''$  West a distance of 198.07 feet to a point; thence North  $89^{\circ}58'07''$  East a distance of 438.58 feet to the Point of Beginning.