

DEED 2004119589



SEP 08 2004 11:51 P 1

Nebr Doc
Stamp Tax

9.8.04
Date

\$5873.00

By CC

Received - RICHARD TAKECHI
Register of Deeds, Douglas County, NE
9/8/2004 11:51:08.23

2004119589

WARRANTY DEED

BIAGGI'S OMAHA, L.L.C., an Iowa limited liability company, GRANTOR, in consideration of Two Dollars and other good and valuable consideration received from GRANTEE, THE HURD CORPORATION, an Iowa corporation, conveys to GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lot 2, in COMMERCIAL FEDERAL BUSINESS PARK REPLAT 2, a Subdivision, as surveyed, platted and recorded in Douglas County, Nebraska.

GRANTOR covenants with GRANTEE that GRANTOR:

- (1) is lawfully seised of such real estate and that it is free from encumbrances, except easements, restrictions and covenants 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.

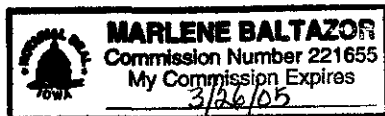
Executed as of September 2, 2004

BIAGGI'S OMAHA, L.L.C., an Iowa limited liability company
By: CHARLES A. RUHL MANAGEMENT, INC., an Iowa corporation, Manager

By: [Signature]
Its: MANAGER

STATE OF Iowa)
) ss.
COUNTY OF Scott)

The foregoing instrument was acknowledged before me on September 2, 2004, by Charles A. Ruhl, Jr., the Manager of Charles A. Ruhl Management, Inc., an Iowa corporation, as Manager of Biaggi's Omaha, L.L.C., an Iowa limited liability company, for and on behalf of the company.



[Signature]
NOTARY PUBLIC

(Seal)

Deed 5.00 FB MC-0710 3
C/O [Signature]
SC

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0120540.