



DEED 2017000527



JAN 03 2017 16:02 P 3

Nebr Doc Stamp Tax
01-03-2017 Date
\$4950.00
By SB

Fee amount: 22.00  
FB: 01-60000  
COMP: SB

Received - DIANE L. BATTIATO  
Register of Deeds, Douglas County, NE  
01/03/2017 16:02:19.00



After recording, return to:  
David R. Madden  
McGrath North Mullin & Kratz, PC LLO  
Suite 3700 First National Tower  
Omaha, NE 68102

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS that AMERICAN LABORATORIES, INC., a Nebraska corporation ("Grantor"), in consideration of One Dollar (\$1.00) and other good and valuable consideration, received from ALI PHARMACEUTICAL MANUFACTURING, LLC, a Delaware limited liability company ("Grantee"), does hereby convey to Grantee that certain real estate situated in Douglas County, Nebraska and more particularly described as follows (the "Property"):

Refer to Exhibit "A" attached hereto and incorporated by reference herein.

Grantor covenants with Grantee that Grantor:

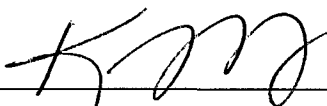
- (1) Is lawfully seized of such Property free and clear of all encumbrances, subject to (i) current taxes which are a lien not yet delinquent, (ii) covenants, easements, rights-of-way, reservations, conditions and restrictions of record, (iii) any matter that would be revealed by an accurate survey of the Property, and (iv) applicable laws, regulations, zoning regulations and ordinances, whether federal, state or local;
- (2) Has legal power and lawful authority to convey the same; and
- (3) Warrants it will defend the title to the Property against the lawful claims of all persons, except as above stated.

[Signature Page to Warranty Deed Follows.]

Executed: January 3, 2017

GRANTOR:

AMERICAN LABORATORIES, INC., a  
Nebraska corporation

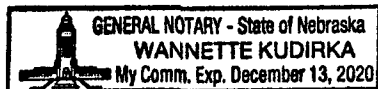
By: 

Name: KENNY S. SOEJOTO

Title: PRESIDENT / CEO

STATE OF NEBRASKA     )  
  ) ss.  
COUNTY OF DOUGLAS    )

On this 3<sup>rd</sup> day of ~~December, 2016~~ January 2017, before me a Notary Public in and for said county and state, personally appeared Kenny Soejoto, known to be to be the identical person who subscribed his name to the foregoing as Kenny Soejoto of AMERICAN LABORATORIES, INC., a Nebraska corporation, and acknowledged the execution thereof to be his voluntary act and deed and the voluntary act and deed of said corporation.



  
Notary Public

## EXHIBIT "A"

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

A tract of land in the Southeast Quarter of the Northwest Quarter (SE $\frac{1}{4}$  NW $\frac{1}{4}$ ) of Section 4, Township 14 North, Range 12 East of the 6th P.M., in the City of Omaha, in Douglas County, Nebraska, the boundaries of which are more particularly described as follows:

Commencing at the center of said Section 4, which point is also the point of intersection of the centerlines of "L" Street and 102nd Street; thence North 00°38'50" West, along the East line of the Northwest Quarter of said Section 4, which line is also the centerline of 102nd Street, 1,278.98 feet; thence South S89°53'00" West, 30.00 feet, to the point of beginning; which is also the point of intersection of the West right of way line of 102nd Street and the South right of way line of "I" Street; thence South 00°38'50" East, along the West right of way line of 102nd Street, 308.30 feet to a point on the Northerly right of way line of the Union Pacific Railroad; thence Northwesterly, 296.35 feet, along the Northerly right of way of the Union Pacific Railroad, which is the arc of a circular curve whose radius is 349.27 feet, and whose chord length and bearing are 287.54 feet and North 52°53'50" West, respectively; thence North 28°42'05" West, continuing along the said railroad right of way line, 12.79 feet, on a line tangent to the last described curve; thence continuing along said railroad right of way line, 131.78 feet, along the arc of a circular curve which is tangent to the last described line and whose radius is 449.28 feet, and whose chord length and bearing are 131.31 feet and North 20°28'05" West, respectively, to a point on the South right of way line of "I" Street; thence North 89°53'00" East, along the South right of way of "I" Street, 277.95 feet, to the point of beginning.