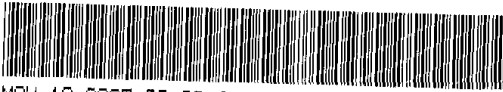




DEED 2007052538



MAY 10 2007 08:28 P 1

Nebr Doc Stamp Tax
<u>5.10.07</u> Date
<u>\$10.25</u>
By <u>CC</u>

Filed: AS RECEIVED

Received - DIANE L. BATTIATO
 Register of Deeds, Douglas County, NE
 5/10/2007 08:28:30.46

 2007052538

CORPORATION WARRANTY DEED

KNOWN ALL MEN BY THESE PRESENTS, that, **One-O-Seven Corporation, formerly known as Oak Hills Car Wash, Inc.**, in consideration of One Dollar and Other Valuable Considerations (\$1.00) receipt of which is hereby acknowledged from grantee, does grant, bargain, sell, convey and confirm to **Hodges Enterprises #4, LLC, a Nebraska limited liability company** herein called the grantee, whether one or more, the following described real property in Douglas County, Nebraska:

Part of the South 200 feet of the East 200 feet of Lot 1 in Mockingbird Hills West, a Subdivision in Douglas County, Nebraska, more particularly described as follows: Beginning at the Southeast corner of Lot 1; thence N89°40'W (assumed bearing) along the North right-of-way line of "Q" Street a distance of 200.00 feet; thence N00°00'E a distance of 200.00 feet; thence S89°40'E a distance of 200.00 feet to a point on the West right of way line of 107th Street; thence S00°00'W along the West right of way line of 107th Street a distance of 200.00 feet to the point of beginning, EXCEPTING THEREFROM that portion conveyed to the City of Omaha, by Warranty Deed filed January 4, 1994, in Book 1968 at Page 538.

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 heirs and assigns forever.

And the grantor for itself and its successors does hereby covenant with the grantee and with grantee's heirs and assigns that grantor is lawfully seized of said premises; that they are free from encumbrance; subject to all building and use restrictions, easements and covenants now of record; that 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 whomesoever.

DATED this 3 day of May, 2007.

One-O-Seven Corporation,
a Nebraska corporation

By: William Ashley
 William Ashley, President

STATE OF NEBRASKA)
) s.s.
 COUNTY OF DOUGLAS)

Deed
 FEE 5.30 FB 62-25960
 3KP 75-199 C/O _____ COMP 2
 DEL _____ SCAN _____ FV _____

** FILED: AS IS

The foregoing instrument was acknowledged before me on May, 2007 by William Ashley, the President of One-O-Seven Corporation, a Nebraska corporation, on behalf of the corporation. William Ashley personally appeared before me, a General Notary Public for the State of Nebraska, and is either personally known to me or was identified by me through satisfactory evidence.

GENERAL NOTARY - State of Nebraska
 ELIZABETH A. BUCKLIN
 My Comm. Exp. March 9, 2010

Elizabeth Bucklin
 Notary Public

v 23844

06105238

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