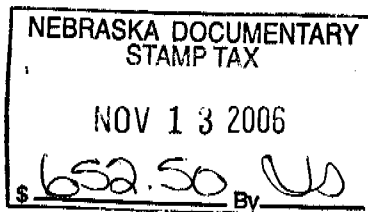


FILED SARPY CO. NE.
INSTRUMENT NUMBER
2006-38635
2006 NOV 13 P 4:22 PM
Glenn J. Dowling
REGISTER OF DEEDS



COUNTER U C.E. D
VERIFY an D.E. DK
PROOF _____
FEES \$ 5.50
CHECK # 22996
CHG _____ CASH _____
REFUND _____ CREDIT _____
SHORT _____ NCR _____

WARRANTY DEED

Know all men by these presents, that **Commerce Business Centre, LLC, a Nebraska limited liability company**, herein called the grantor whether one or more, for and in consideration of the sum of One dollar and other valuable consideration received from grantee, do hereby grant, bargain, sell, convey and confirm unto **Volvo Trucks of Omaha, Inc., a Nebraska foreign corporation**, herein referred to as "Grantee", the following described real property:

Lot 1, Commerce Business Centre Replat 3, a Subdivision, in Sarpy County, Nebraska.

To have and to hold the above described premises together with all tenements, hereditament and appurtenances thereto belonging unto the grantee and to grantee's heirs and assigns forever.

And the grantor 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 encumbrances except covenants, easements and restrictions of record; all regular taxes and special assessments, except those levied or assessed subsequent to date hereof; that grantor has 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 whomsoever.

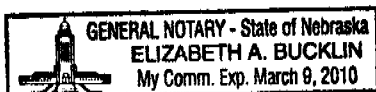
Dated: November 8, 2006.

Commerce Business Centre, LLC
a Nebraska limited liability company

Steven Reeder, member
Steven Reeder, Managing Member

STATE OF NEBRASKA)
COUNTY OF DOUGLAS)

On this 8th day of November, 2006, before me, the undersigned, a Notary Public in and for said County, personally came Steven Reeder, Managing Member of Commerce Business Centre, LLC, a Nebraska limited liability company, known to be the same and identical persons whose names are affixed to the above conveyance, and acknowledged the execution thereof to be their voluntary act and deed.



Elizabeth A. Bucklin
Notary Public

My commission expires the 8 day of March, 2010

06103036

FNT