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Jul 06, 2011
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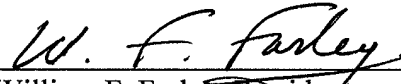
SPECIAL WARRANTY DEED

LV Ventures, Inc., a Delaware corporation, formerly known as Liam Ventures, Inc., formerly known as Farley, Inc., and formerly known as Farley Metals, Inc. ("Grantor"), in consideration of Ten Dollars (\$10.00) and other valuable consideration, receipt of which is hereby acknowledged, conveys to the Magnus, LLC, a Delaware limited liability company ("Grantee"), the real estate legally described on **Exhibit A** attached hereto and made a part hereof.

Grantor covenants with the Grantee that Grantor: (1) is lawfully seized of the Property and that it is free from all liens and encumbrances except easements, restrictions, covenants, and conditions of record and except general and special taxes and assessments which are a lien but not due and delinquent; (2) has legal power and lawful authority to convey the same; and (3) warrants and will defend the title to the Property against the lawful claims of all persons claiming the same or any part thereof by, through, or under Grantor.

Executed this 31st day of May, 2011.

LV VENTURES, INC., a Delaware corporation,
formerly known as Liam Ventures, Inc.,
formerly known as Farley, Inc., and
formerly known as Farley Metals, Inc.

By: 
William F. Farley, President

STATE OF Illinois)
COUNTY OF Cook) ss.

The foregoing instrument was acknowledged before me, the undersigned Notary Public, this 31st day of May, 2011, by William F. Farley, as President of LV Ventures, Inc., a Delaware corporation, formerly known as Liam Ventures, Inc., formerly known as Farley, Inc., and formerly known as Farley Metals, Inc., for and on behalf of the corporation.



Mely C. Litman
Notary Public

My Commission Expires: 12/1/12

EXHIBIT "A"

LEGAL DESCRIPTION

Legal description: See attached

Street Address: 1300 Morningside Road, Fremont, Dodge County, Nebraska, 68025.

Parcel ID: 270103824

Map No.: 236- 20- - 8-

COMMONWEALTH LAND TITLE INSURANCE COMPANY

File No. TA-59726

LEGAL DESCRIPTION

EXHIBIT "A"

The Land referred to in this commitment is described as follows:

TRACT I

Part of Tax Lots 1 and 4 in Section 23, Township 17 North, Range 8 East described as follows: From the Southeast corner of Section 23-17-8, and assuming the East line of Section 23 to bear due North and South; thence North a distance of 209.16 feet to the point of beginning, said point being on the Northeasterly R.O.W. of U.S. Highway No. 275; thence Northwesterly along said R.O.W. on a 991.74 foot radius curve to the right (chord of which bears N 16°07'39" West a distance of 378.60 feet) a distance of 380.94 feet; thence continuing along said R.O.W. as follows: N 00°01'51" West a distance of 95.84 feet; N 3°37'53" East a distance of 70.18 feet; N 13°08'05" West a distance of 41.00 feet; N00°27'15" West a distance of 18.70 feet to a point on the Southerly R.O.W. of the C. & N.W. Railway Company, said R.O.W. being 100.00 feet Southwesterly, as measured at right angles from the centerline of the main track of said railway company; thence S 66°37'25" East along said Railroad R.O.W. a distance of 120.10 feet to a point on the East line of Section 23, thence South along said Section line, a distance of 540.56 feet to the point of beginning, lying in the SE¼ SE¼ of Section 23, Township 17 North, Range 8 East of the 6th P.M., Dodge County, Nebraska.

EXCEPT that part thereof taken for road purposes more particularly described as follows: Referring to the Southeast corner of the SE¼ SE¼ of said Section 23-17-8, thence Northerly a distance of 183.03 feet along the East line of said Quarter Quarter Section to a point on the Easterly Old Highway 275 and Bell Street right of way line to the point of beginning; thence Northerly deflecting 00°00'00" a distance of 90.33 feet along said Quarter Quarter Line; thence Northerly deflecting 11°16'25" Left, a distance of 157.28 feet; thence Northerly deflecting 11°25'25" right, a distance of 332.32 feet to a point on the Southerly Chicago and Northwestern Transportation Company right of way line; thence Northwesterly deflecting 66°33'00" Left, a distance of 87.53 feet along said right of way line to a point on the Easterly Old Highway 275 and Bell Street right of way line; thence Southerly deflecting 113°56'43" Left, a distance of 27.58 feet; thence Easterly deflecting 90°00'00" Left, a distance of 10.00 feet along said line; thence Southerly deflecting 90°00'00" Right, a distance of 200.00 feet along said line; thence Westerly deflecting 90°00'00" Right, a distance of 8.07 feet along said line; thence Southerly on a 991.73 foot radius curve to the Left, deflection to the initial tangent being 93°34'40" Left, a distance of 401.67 feet, subtending a central angle of 23°12'22" to the point of beginning. All of the above also known as Tax Lot 563.

TRACT II

Part of the SW¼ SW¼ of Section 24, Township 17 North, Range 8 East of the 6th P.M., Dodge County, Nebraska, further described as follows: From the Southwest corner of said Section 24, thence N 0°00' E (assumed bearing) on the West line of the SW¼ of said Section a distance of 163.7 feet; thence S 90°00' E a distance of 33.0 feet to the point of beginning; thence N 0°00' E a distance of 563.24 feet; thence S 83°54'03" E a distance of 235.40 feet to the right of way of the Chicago & Northwestern Transportation Company main line; thence along said R.O.W. on a 2914.93 foot radius curve to the left, initial tangent of which bears S 71°46'41" E, a distance of 64.45 feet to a point of reverse curvature at a point 10.0 feet Southwesterly from the Chicago and Northwestern spur track centerline; thence along the R.O.W. of said spur track, 10 feet distant from and parallel with said centerline, on a 641.50 foot radius curve to the right, a distance of 254.24 feet to a point of compound curvature; thence continuing along said R.O.W. and 10 feet distant from said centerline on a 1254.21 foot radius curve to the right a distance of 625.44 feet to a point 66.0 feet North of the South line of said SW¼;

thence N 89°45'50" W parallel with said South line a distance of 812.80 feet; thence N 35°17'07" a distance of 120.16 feet to the point of beginning. The above with the exception of that part thereof taken for road purposes is also known as Tax Lot 123.

TRACT III

That part of the West 33 feet of the SW¼ of the SW¼ of Section 24, Township 17 North, Range 8 East of the 6th P.M., Dodge County, Nebraska lying North of the Northerly R.O.W. line of U.S. Highway 275 and South of the Southerly R.O.W. of the Chicago and Northwestern Transportation Company. The above with the exception of that part thereof taken for road purposes is also known as Tax Lot 122.

EXCEPT that part of Tracts II and III taken for road purposes more particularly described as follows: Referring to the Southwest corner of SW¼ SW¼ of said Section 24-17-8, thence Easterly a distance of 151.00 feet along the South line of said Quarter Quarter Section; thence Northwesterly deflecting 125°53'00" Left, a distance of 88.38 feet to a point on the North line of said Morningside Road to the point of beginning; thence Northwesterly deflecting 09°31'37" Right, a distance of 225.15 feet to a point on the West line of said Quarter Quarter Section; thence Southerly deflecting 153°48'10" Left, a distance of 63.82 feet to a point on the Westerly Old Highway 275 and Bell Street right of way line; thence Southeasterly deflecting 35°43'27" Left, a distance of 170.24 feet along said right of way line to the point of beginning.