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Inst # 2010047161 Wed Oct 20 15:47:08 CDT 2010
Filing Fee: \$871.75 Stamp Tax: \$866.25
Lancaster County, NE Assessor/Register of Deeds Office WDEED
Pages 1



WARRANTY DEED

JAVE, L.L.C., a Nebraska Limited Liability Company, GRANTOR, in consideration of One Dollar (\$1.00) and other valuable consideration received from GRANTEE, AMMC Realty, LLC, a Nebraska Limited Liability Company, conveys to GRANTEE, the following-described real estate (as defined in Neb. Rev. Stat. § 76-201):

Lot Eight (8), Block One (1), North Creek Second Addition, Lincoln, Lancaster County, Nebraska.

GRANTOR covenants with GRANTEE that GRANTOR:

- (1) is lawfully seized of such real estate and that it is free from encumbrances except easements, covenants, restrictions of record and the further restriction that there shall be no fast food restaurant or fast food establishment constructed or located on the above-described real estate for a period of twenty-five (25) years from the date of the recording of this Warranty Deed. A fast food restaurant or a fast food establishment shall mean a place of business devoted to the preparation and retail sale of ready-to-consume food or beverages for consumption on or off the premises. A restaurant shall be considered a fast food restaurant or fast food establishment if it has a drive-through window for the purpose of ordering and receiving food. In addition, a restaurant shall be considered a fast food restaurant or fast food establishment if the restaurant primarily serves its food and beverages in disposable containers and provides disposable tableware. A fast food restaurant or fast food establishment does not include an establishment that is a retail grocery store or convenience store or other business selling food as an accessory use for off-premises preparation and consumption. The restriction relating to a fast food restaurant shall run with the land for the stated twenty-five (25) year period and shall be enforceable by Grantor as well as any future owner of record of Lot Nine (9), Block One (1), North Creek Second Addition, Lincoln, Lancaster County, Nebraska.
- (2) has legal power and lawful authority to convey the same; and
- (3) warrants and will defend title to the real estate against the lawful claims of all persons.

EXECUTED this 14 day of Oct, 2010.

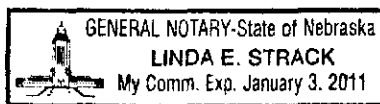
JAVE, L.L.C., a Nebraska Limited Liability Company, Grantor

By: Vernon K. Westberg
Vernon K. Westberg, Member

Janet L. Westberg
Janet L. Westberg, Member

STATE OF NEBRASKA)
) ss:
COUNTY OF LANCASTER)

The foregoing instrument was acknowledged before me on the 14 day of October, 2010, by Vernon K. Westberg and Janet L. Westberg, Members of JAVE, L.L.C., a Nebraska Limited Liability Company, on behalf of the company.



Linda E. Strack, Notary Public

ST-1280

RECORDED TITLE 9/21/2010