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WARRANTY DEED

Richard J. Burner and Diane D. Burner, Trustees of the Burner Family Trust dated October 16, 1996

Grantor, whether one or more, in consideration of  
**\$1.00 and other good and valuable consideration**, receipt of which is hereby  
acknowledged, conveys to **My Piezano's LLC, a Nebraska limited liability company**


Grantees,  
the following described real estate (as defined in Neb. Rev. Stat. § 76-201) in **Lancaster** County, Nebraska:

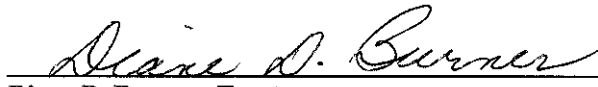
**Lots 34 and 35, Block 4, Arlington Heights, Lincoln, Lancaster County, Nebraska EXCEPT the following described tract:  
Beginning at the Southwest corner of Lot 34; thence Northerly along the West line of Lot 34, a distance of 2.18 feet;  
thence Easterly a distance of 50.0 feet to the East line of Lot 35; thence Southerly along the East line of Lot 35, a distance  
of 2.31 feet to the Southeast corner of Lot 35; thence Westerly along the South line of Lot 35 and 34, a distance of 50.0  
feet to the point of beginning.**

Grantor covenants (jointly and severally, if more than one) with the Grantees that Grantor:

- (1) is lawfully seised of such real estate and that it is free from encumbrances subject to easements, reservations, covenants and restrictions of record
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend the title to the real estate against the lawful claims of all persons.

Executed: **December 11/30, 2006**

  
Richard J. Burner, Trustee

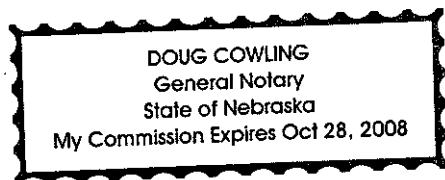
  
Diane D. Burner, Trustee

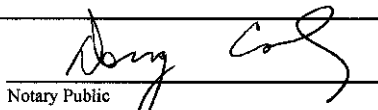
STATE OF Nebraska

COUNTY OF Lancaster

} ss:

The foregoing instrument was acknowledged before me on **December 11/30, 2006**  
by **Richard J. Burner, Trustee and Diane D. Burner, Trustee**



  
Notary Public