

FILED SARPY CO. NE.

INSTRUMENT NUMBER

08-07264

2008 MAR 18 P 1:31

*Shirley J. Glavin*

REGISTER OF DEEDS

NEBRASKA DOCUMENTARY  
STAMP TAX

MAR 18 2008

\$675.00 By *[Signature]*

COUNTER *[Signature]* G.E. *[Signature]*  
VERIFY *[Signature]* D.E. *[Signature]*  
PROOF *[Signature]*  
FEES \$ 10.50  
CHECK # 116613  
CHG. BTC - 5.00 CASH  
REFUND CREDIT  
SHORT NCR

## WARRANTY DEED

KNOWN ALL MEN BY THESE PRESENTS THAT BHI Investment Company, herein called the grantor, whether one or more, in consideration of **One Dollar and other valuable consideration** received from grantee, does hereby grant, bargain, sell, convey, and confirm unto Springfield Business Park, LLC, the following described real estate (as defined in Nebraska Revised Statute 76-201) in Sarpy County, Nebraska

SEE ATTACHED EXHIBIT "A"

To have and to hold the above described premises together with all tenements, hereditaments and appurtenances thereto belonging unto the grantees and to their assigns, or to the heirs and assigns of the survivor of them forever.

And the grantor does hereby covenants with the grantees and with their assigns and with the heirs and assigns of the survivor of them 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 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 whomsoever.

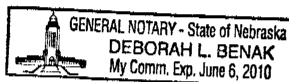
Executed: March 13, 2008

BHI Investment Company

By: *Gerald L. Torczon*  
Gerald L. Torczon, President

STATE OF Nebraska  
COUNTY OF Sarpy

The foregoing instrument was acknowledged before me this 13<sup>th</sup> Day of March, 2008  
by BHI Investment Company.



*Deborah L. Benak*  
NOTARY PUBLIC

My Commission Expires:

Record and Return To:  
Springfield Business Park, LLC  
11725 North 172<sup>nd</sup> Circle  
Bennington, NE 68007

851025

BTC  
13

## EXHIBIT "A"

NOTE: An undivided 80% interest in the following tract of land:

A tract of land located in the South  $\frac{1}{2}$  of the NE  $\frac{1}{4}$  of Section 14, and also part of Tax Lot 8, a tax lot located in the North  $\frac{1}{2}$  of the SE  $\frac{1}{4}$  of said Section 14, all located in Township 13 North, Range 11 East of the 6<sup>th</sup> p.m., in Sarpy County, Nebraska, more particularly described as follows:

Beginning at the Southwest corner of said NE  $\frac{1}{4}$  of Section 14, said point also being the Northwest corner of said Tax Lot 8; thence N02° 36' 41" W (assumed bearing) along the West line of said NE  $\frac{1}{4}$  of Section 14, a distance of 989.51 feet to the Southwest corner of Tax Lot 5, a Tax Lot located in said NE  $\frac{1}{4}$  of Section 14; thence N86° 49' 20" E along the South line of said Tax Lot 5, and also along the South line of Tax Lot 6, a Tax Lot located in said NE  $\frac{1}{4}$  of Section 14, a distance of 2,437.54 feet to a point on the West Right-of-Way line of State Highway No. 50; thence S02° 18' 12" E along said West Right-of-Way line of State Highway No. 50, a distance of 576.00 feet to a point on the North line of said Tax Lot 2; thence S 16° 42' 17" E along said West Right-of-Way line of State Highway No. 50, a distance of 160.58 feet; thence S03° 54' 14" E along said West Right-of-Way line of State highway No. 50, a distance of 258.53 feet to a point on the South line of said NE  $\frac{1}{4}$  of Section 14, said line also being the North line of said Tax Lot 8; thence S86° 50' 52" W along said South line of the NE  $\frac{1}{4}$  of Section 14, said line also being said North line of Tax Lot 8 said line also being said West Right-of-Way line of State Highway No. 50, a distance of 95.07 feet; thence S05° 12' 38" E along said West Right-of-Way line of State Highway No. 50, a Distance of 330.67 feet to a point on the South line of said Tax Lot 8, said line also being the North line of Tax Lot 7, a Tax Lot located in said SE  $\frac{1}{4}$  of Section 14; Thence S86° 50' 53" W along said South line of Tax lot 8, said line also being said North line of Tax Lot 7, a distance of 2,399.31 feet to a point on the West line of said Southeast  $\frac{1}{4}$  of Section 14, said point also being the Southwest corner of said Tax Lot 8, said point also being the Northwest corner of said Tax Lot 7; thence N02° 36' 35" W along said West line of the SE  $\frac{1}{4}$  of Section 14, said line also being the West line of said Tax Lot 8, a distance of 330.46 feet to the point of beginning.