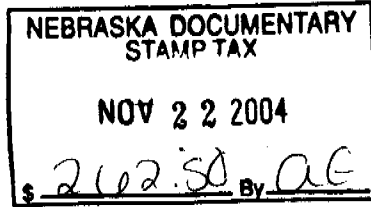


FILED SARPY CO. NE.  
INSTRUMENT NUMBER  
2004-44314

2004 NOV 22 A 8:32

*Glenn J. Dowling*  
REGISTER OF DEEDS



COUNTER ae C.E. D  
VERIFY P D.E. D  
PROOF PIM  
FEES \$ 5.50  
CHECK# 19349  
CHG FNT -1.25 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 **Eagle Industries\***, herein referred to as "Grantee", the following described real property: \*L.L.C., a Missouri limited liability company

**Lot 2, Commerce Business Centre Replat 2, 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.

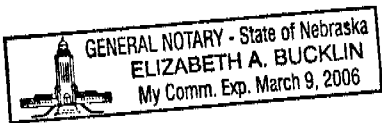
Dated: November 17, 2004

**Commerce Business Centre, LLC,  
a Nebraska limited liability company**

*Steven Reeder, managing member*  
**Steven Reeder, Managing Member**

STATE OF NEBRASKA )  
COUNTY OF DOUGLAS )

On this 17<sup>th</sup> day of November, 2004, 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 9<sup>th</sup> day of March, 2006

T-0485135

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FNT