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DOUGLAS COUNTY, NE

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WARRANTY DEED

Betty Jane Shaw and William E. Shaw, wife and husband, GRANTOR, in consideration of One Dollar and other good and valuable consideration received from GRANTEE, BJS Enterprises L.C., an Iowa Limited Liability Company, conveys to GRANTEE, the following described real estate:

See Exhibit A attached, which Exhibit is attached hereto, incorporated by reference herein and made a part thereof.

GRANTOR covenants with GRANTEE that GRANTOR:

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

This deed is for the purpose of transferring real property in the organization of a family owned limited liability company.

Each of the undersigned relinquish all spousal rights in and to the real estate.

Handwritten signatures of Betty Jane Shaw and William E. Shaw with printed names below.

STATE OF IOWA )
COUNTY OF PAGE ) ss:

The foregoing instrument was acknowledged before me on the 23rd day of June, 1995, by Betty Jane Shaw and William E. Shaw, wife and husband.

Notary Public signature and commission expiration date: 8/31/98

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Return to: ANTONIO COLACINO 801 GRAND - SUITE 3700 DES MOINES, IOWA 50309-2727

A tract of land lying in the Northwest Quarter of the Northwest Quarter of Section 12, Township 14 North, Range 11 East of the 6th P.M., Douglas County, Nebraska, now in the City of Omaha, Douglas County, Nebraska, being more particularly described as follows:

Commencing at the Southeast corner of the Northwest Quarter of the Northwest Quarter of Section 12-14-11; thence North 89°10'20" West along the South line of the Northwest Quarter of the Northwest Quarter of Section 12-14-11 (A.K.A. the Northerly Right-of-Way of "U" Street), a distance of 36.33 feet to the point of beginning; thence continuing along said South line, a distance of 239 feet; thence North 00°05'57" West, a distance of 130.08 feet; thence North 52°53'44" East along a line 25 feet Southeasterly from and parallel to the Southeasterly Right-of-Way line of Highway No. 50; a distance of 95.87 feet; thence South 89°10'20" East along a line 189 feet Northerly from and parallel to the Northerly Right-of-Way line of "U" Street, a distance of 162.43 feet; thence South 00°05'57" East, a distance of 189 feet to the point of beginning.

Subject to easements and restrictions of record.

Exhibit "A"

