

DEFD:

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MAR 30 2007 13:08 P - 2

Nebr Doc Stamp Tax 3-30-67 Date \$1894.50 By LN

Received - DIANE L. BATTIATO Register of Deeds, Douglas County, NE 3/30/2007 13:08:37.99

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that CS Equities, L.L.C., a Nebraska limited liability company, herein called the GRANTOR, whether one or more, in consideration of One Dollar and other valuable consideration received from GRANTEE, does grant, bargain, sell, convey and confirm unto GRP Realty, L.L.C., a Nebraska limited liability company, herein called the GRANTEE whether one or more, the following described real property in Douglas County, Nebraska:

Lot ${\bf J}$ in Old Mill Business Center, a Subdivision in the City of Omaha, Douglas County, Nebraska.

Together with

Rights for Parking and Vehicular and Pedestrian ingress and egress as set forth in Declaration of Easements recorded October 30, 1975 in Book 557 at Page 105, as amended by Amendment recorded August 11, 1978 in Book 601 at Page 469, and as set forth in Declaration of Easements recorded August 1, 1977 in Book 584, Page 465, all in the Miscellaneous Records, Douglas County, Nebraska.

To have and to hold the above described premises together with all tenements, hereditaments and appurtenances thereto belonging unto the GRANTEE and to GRANTEE'S successors and assigns forever.

And GRANTOR does hereby covenant with the GRANTEE and with GRANTEE's successors and assigns that GRANTOR is lawfully seized of said premises; that they are free from encumbrance, except those easements, restrictions and covenants of record.

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.

Date: March 27, 2007

CS Equities, L.L.C., a Nebraska limited liability company

By: MMC Properties, L.L.C., Member

By: Charles R. Clatterbuck

Title: Member

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#113407 BOX 13

State of Nebraska)

County of Sarpy

On this 27th day of March, 2007, before me, the undersigned, a Notary Public, duly commissioned and qualified for in said County, personally came Charles R. Clatterbuck, Member of MMC, Properties, L.L.C., a Nebraska limited liability company, Member of CS Equities, L.L.C., a Nebraska limited liability company, known to be the identical person or persons whose name is or names are affixed to the foregoing instrument and acknowledged the execution thereof to be their voluntary act and deed on behalf of said company.

Witness my hand and notarial seal the day and year last above written.

NOTARY PUBLIC

A GENERAL NOTARY-State of Nebraska FRANCES L. WILLIAMSON My Comm. Exp. Apr. 7, 2008