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Upstream Brewing
Brian Maigee
2716 Country Club Ave
Omaha NE 68104



CORPORATE WARRANTY DEED

THE GRANTOR, Spaghetti Works Restaurants, Inc., a Nebraska Corporation in consideration of One Dollar and other valuable consideration receipt of which is hereby acknowledged, conveys to **Upstream Brewing Company, LLC**, Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201) in Douglas County, Nebraska:

Lot 8, Block 165, Original City of Omaha, as surveyed, lithographed, Douglas County, Nebraska.

RECEIVED
Nov 16 3 38 PM '95
GEORGE J. BENTLEY
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

NEBR DOC STAMP TAX
Date 11-17-95
\$ 14.12 By [Signature]

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C/O U COMP
LEGAL PG SCAN [Signature]

THE GRANTOR covenants with Grantee that Grantor:

- (1) is lawfully seized of such real estate and that it is free from encumbrances subject to easements, reservations, covenants and restrictions of record and subject to all regular taxes and special assessments.
- (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: November 14, 1995

Spaghetti Works Restaurants, Inc., a
Nebraska Corporation

[Signature]
by: Brent Lambi, President

STATE OF NEBRASKA
COUNTY OF DOUGLAS

The foregoing instrument was acknowledged before me this 14th day of November, 1995 by Brent Lambi, President of Spaghetti Works Restaurants, Inc., a Nebraska Corporation.

[Signature]
Notary Public



NOTARIAL SEAL AFFIXED
REGISTER OF DEEDS