

DEED 2005109757



SEP 02 2005 15:06 P 2

Nebr Doc Stamp Tax
9/2/05
Date
\$ 108.00
By *[Signature]*

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
9/2/2005 15:06:59.38



(Space Above This Line for Recording Data)

WARRANTY DEED

ETERNAL BROADCASTING, LLC, a Nebraska limited liability company, GRANTOR, in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration received from GRANTEE, SALEM RADIO PROPERTIES, INC., a Delaware corporation, conveys to GRANTEE, the following described real estate, (as defined in Neb. Rev. Stat. 76-201):

See Exhibit "A" attached hereto and incorporated herein by this reference

GRANTOR covenants with GRANTEE that GRANTOR:

- (1) is lawfully seised of such real estate and that it is free from liens, encumbrances, restrictions and easements of record excepting the following: (i) Easement to The City of Omaha, Nebraska, and the School District, recorded May 1, 1961 in Book 363, Page 463 in the records of Douglas County, Nebraska; and (ii) Right-of-Way Permit recorded March 28, 1968 in Book 461, Page 463 in the records of Douglas County, Nebraska;
- (2) has legal power and lawful authority to convey the same; and
- (3) warrants and will defend title to the real estate against the lawful claims of all persons.

Executed: June 17, 2005.

Deed
7/1
50
FEE 10 FB 01-600000
BKP 36-16-12 C/O [Signature] COMP _____
DEL _____ SCAN _____ FV _____

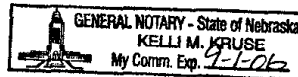
ETERNAL BROADCASTING, LLC, a Nebraska limited liability company

By: *R.W. Chapin*
Its Managing Member

STATE OF NEBRASKA)
) SS.
COUNTY OF LANCASTER)

The foregoing Warranty Deed was acknowledged before me on June 17th, 2005 by R.W. Chapin, Managing Member of Eternal Broadcasting, LLC, a Nebraska limited liability company.

Kelli M. Kruse
Notary Public
My Commission expires: 9-1-06



6022462

EXHIBIT A

The following described real property located in Douglas County, Nebraska:

The Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 36, Township 16 North, Range 12 East of the 6th P.M. in Douglas County, Nebraska.

Also, a tract of land in the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 36, Township 16 North, Range 12 East of the 6th P.M. in Douglas County, Nebraska, more particularly described as follows: Beginning at a point on the line between the North $\frac{1}{2}$ and the South $\frac{1}{2}$ of Section 36, 40 rods West of the Northeast corner of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 36; thence South 39 rods; thence West 1 rod; thence North 39 rods to the boundary line between said North and South halves of Section 36; thence East along said boundary line 1 rod to the place of beginning.

Also, the East 1 rod of the South 41 rods of the West $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 36, Township 16 North, Range 12 East of the 6th P.M. in Douglas County, Nebraska.