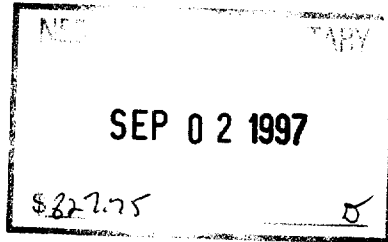


FILED SARPY CO. NE.
INSTRUMENT NUMBER
97 618982

97 SEP -2 AM 9:17

Glenn J. Lowrey
REGISTER OF DEEDS



97-18982
Counter *JD*
Verify: *JD*
D.E.: *JD*
Proof: *W*
Fee: *6.50*
Ck ☒
Cash ☐
Charge ☐

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that F & J Enterprises, Inc., a Nebraska corporation, herein called the GRANTOR, whether one or more, in consideration of One Dollar and other valuable consideration received from GRANTEEES, does grant, bargain, sell convey and confirm unto Omaha Distributing Co., Inc., a Nebraska corporation, herein called the GRANTEE whether one or more, the following described real property in Douglas County, Nebraska:

Lots 32, 33 and 34, CenTech Business Park, a subdivision in Sarpy 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 heirs and assigns forever. And 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 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.

DATED THIS 27th day of August, 1997.

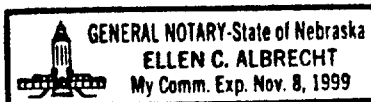
F & J Enterprises, Inc.

By *Frank R. Krejci*
Frank R. Krejci, President

STATE OF NEBRASKA)
)ss.
COUNTY OF DOUGLAS)

On this 27th day of August, 1997, before me, the undersigned, a Notary Public, duly commissioned and qualified for in said County, personally came Frank R. Krejci, President of F & J Enterprises, Inc., a Nebraska corporation, 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 corporation.

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



Ellen C. Albrecht
NOTARY PUBLIC

My commission expires the *31st* day of *November*, 1999.

618982

