



DEED 2014026906



APR 15 2014 17:02 P 3

Nebr Doc Stamp Tax
04-15-2014 Date
\$ Ex005
By PN

Fee amount: 22.00  
FB: 64-21340  
COMP: PN

Received - DIANE L. BATTIATO  
Register of Deeds, Douglas County, NE  
04/15/2014 17:02:26.00



2014026906

### GENERAL WARRANTY DEED

THIS DEED WITNESSETH that on this 28th day of March, 2014, Millard Refrigerated Services, Inc., a Georgia corporation, and successor by merger to Millard Shopping Center, Inc. and Millard Warehouse, Inc. (collectively, "Grantor"), for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, does by these presents, GRANT, BARGAIN AND SELL, Convey and Confirm unto Millard Property Holdings, LLC, a Delaware limited liability company, ("Grantee"), whose mailing address is 13030 Pierce Street, Omaha, NE 68144, its successors and assigns, the following described land situate in Douglas County, Nebraska, to-wit:

**- See legal description attached hereto as Exhibit A -  
Subject to easements, reservations, restrictions, and covenants of record, if any.**

TO HAVE AND TO HOLD The premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereto belonging or in anywise appertaining unto said Grantee, and unto its successors and assigns forever; said Grantor hereby covenanting that it is lawfully seized of an indefeasible estate in fee of the premises herein conveyed; that it has good right to convey the same; that said premises are free and clear from any encumbrance done or suffered by it or those under whom it claims, and that it will warrant and defend the title to said premises unto said Grantee and unto its successors and assigns forever, against the lawful claims and demands of all persons whomsoever.

*[Signature Page and Acknowledgment to follow]*

THIS INSTRUMENT FILED FOR RECORD BY FIRST AMERICAN  
TITLE CO. OF L.A. AS AN ACCOMMODATION ONLY IT HAS NOT  
BEEN EXAMINED AS TO ITS EXECUTION OR AS TO ITS  
EFFECT UPON TITLE

048771Accm



## **EXHIBIT A**

### **Legal Description**

Lot Three (3), "L" Street Addition, an Addition in Douglas County, Nebraska, as surveyed, platted and recorded, EXCEPT that part of said Lot Three (3) described as follows:

Commencing at the Northeast corner of Lot Four (4) in said "L" Street Addition in Douglas County, Nebraska; thence East 190 feet, more or less, to the West line of Cedar Street; thence South 75 feet, more or less, to the Southeast corner of said Lot Three (3); thence West 190 feet, more or less, to the Southeast corner of said Lot Four (4); thence North 75 feet, more less, to the Place of Beginning.