



UPON RECORDING RETURN TO:

Furniture Row Legal Department
 5641 N. Broadway
 Denver, CO 80216

1002-225624-RTT

SPECIAL WARRANTY DEED

STATE OF NEBRASKA §
 §
 COUNTY OF DOUGLAS §

FURNITURE ROW USA, LLC, a Colorado limited liability company ("Grantor"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which consideration are hereby acknowledged, has Granted, Sold, and Conveyed, and by these presents does Grant, Sell, and Convey, unto FURNITURE ROW COLO, LLC, ("Grantee") having an address of 5641 N. Broadway, Denver, CO 802016 (i) all that real property situated in the County of Douglas, State of Nebraska, and more particularly described on Exhibit A attached hereto and made a part hereof for all purposes, (ii) together with all improvements and related amenities located in and on such real property, (iii) easements, if any, benefiting such real property, and (iv) all rights and appurtenances, if any, pertaining to such real property, including any right, title and interest of Grantor in and to adjacent streets, alleys or rights-of-way (collectively, the "Property").

This Deed is made and accepted expressly subject to the matters set forth in Exhibit B attached hereto and made a part hereof for all purposes (collectively, the "Permitted Encumbrances").

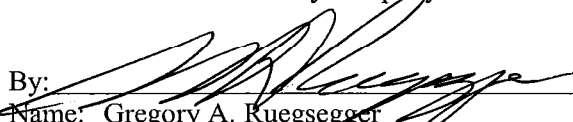
TO HAVE AND TO HOLD the Property, subject to the Permitted Encumbrances, together with all and singular the rights and appurtenances belonging in any way to the Property, unto the said Grantee, its successors and assigns forever, and Grantor binds itself and its successors and assigns to warrant and forever defend all and singular the Property, subject to the Permitted Encumbrances, to Grantee, its successors and assigns against every person lawfully claiming or to claim all or any part of the Property, by, through, or under Grantor, but not otherwise.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Grantor has executed this Deed to be effective as of the 28 day of November, 2017.

GRANTOR:

FURNITURE ROW USA, LLC
a Colorado limited liability company

By: 
Name: Gregory A. Ruegsegger
Title: Manager

STATE OF COLORADO §
 §
COUNTY OF ADAMS §

Before me the undersigned, a Notary Public in and for said County and State, on this day personally appeared Gregory A. Ruegsegger, the Manager of FURNITURE ROW USA, LLC, a Colorado limited liability company, known to me to be the person whose name is subscribed to the foregoing instrument, and thereupon he acknowledged that he was authorized to execute the within instrument on behalf of said limited liability company, and that he executed said instrument as the voluntary act of the said limited liability company, and for the purposes and consideration expressed therein and in the capacity stated therein.

Given under my hand and seal of office this 28th day of November, A.D., 2017.

(Seal)

JANINE M WOOD
Notary Public
State of Colorado
Notary ID # 20014028966
My Commission Expires 09-17-2021

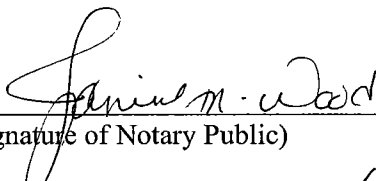

_____, Notary Public
(signature of Notary Public)
My Commission Expires: 09/17/2021

EXHIBIT A

Legal Description

LOT 1, FURNITURE ROW 78, AN ADDITION TO THE CITY OF
OMAHA, DOUGLAS COUNTY, NEBRASKA.

EXHIBIT B

Permitted Encumbrances

1. Taxes and Assessments not yet due or payable and special assessments not yet certified to the county treasurer's office.
2. Easements as set forth on the Plat and contained in the Dedication of Furniture Row 78 filed February 17, 2017, as Instrument No. 2017012908 Official Records.
3. Grant of Easement filed December 28, 1950, in Book 258, Page 473, Official Records, Douglas County, Nebraska.
4. Temporary Easement filed April 29, 1959, in Book 341, Page 451, Official Records, Douglas County, Nebraska.
5. Easement filed April 29, 1959, in Book 341, Page 452, Official Records, Douglas County, Nebraska.
6. Easement filed April 14, 1960, in Book 352, Page 429, Official Records, Douglas County, Nebraska.
7. Easement filed April 6, 1971, in Book 498, Page 293, Official Records, Douglas County, Nebraska.
8. Easements contained in Warranty Deed filed September 16, 1957, in Book 1579, Page 513, Official Records, Douglas County, Nebraska.
9. Easement contained in Warranty Deed filed August 28, 2000, in Book 2161, Page 150, Official Records, Douglas County, Nebraska.
10. Notices of code violations, code enforcement, or similar notices, not appearing of record in the office of the Register of Deeds of Douglas County, Nebraska.