

DEED 2013087767



AUG 27 2013 11:13 P 3

Nebr Doc Stamp Tax
08-27-2013 Date
\$2128.50
By CC

Fee amount: 22.00
FB: 43-03460
COMP: CC

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
08/27/2013 11:13:48.00



This Instrument Was Prepared By:

Kutak Rock LLP
1650 Farnam Street
Omaha, Nebraska 68102-2104

When Recorded Return To:

Ms. Kristin Brown
First American Title Insurance Company
2425 E. Camelback Road, Suite 300
Phoenix, Arizona 85016
NCS-605921 NE 03

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that GE CAPITAL FRANCHISE FINANCE CORPORATION, a Delaware corporation, whose address is 8377 East Hartford Drive, Suite 200, Scottsdale, Arizona 85255 ("**Grantor**"), in consideration of Ten Dollars in hand paid, do hereby grant, bargain, sell and convey unto ARC CAFEUSA001, LLC, a Delaware limited liability company, whose address is 106 York Road, Jenkintown, PA 19046 ("**Grantee**"), all certain real estate located in the County of Douglas and State of Nebraska, described on the attached Exhibit A hereto, together with the buildings, fixtures and improvements now located thereon, (the "**Property**");

SUBJECT TO current taxes and assessments, reservations in patents, all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations, liabilities and other matters as may appear of record, the rights of parties in possession under unrecorded leases, and all matters which an accurate survey of the Property or a physical inspection of the Property would disclose;

TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining;

TO HAVE AND TO HOLD, the same in fee simple forever;

AND the Grantor hereby binds itself to warrant and defend title to the Property as against all acts of the Grantor herein and none other, subject to the matters set forth above.

THIS SPACE INTENTIONALLY LEFT BLANK

IN WITNESS WHEREOF, Grantor has hereunto set its hand this 31 day of July, 2013.

GE CAPITAL FRANCHISE FINANCE CORPORATION, a Delaware corporation

By: Carolyn Craft Martin
Printed Name: Carolyn Craft Martin
Title: Vice President

STATE OF ARIZONA]
] SS.
COUNTY OF MARICOPA]

The foregoing instrument was acknowledged before me this 19th day of June, 2013, by Carolyn Craft Martin, the Vice President of GE Capital Franchise Finance Corporation, a Delaware corporation, on behalf of the corporation.

Sharon Rush
Notary Public, Maricopa County, Arizona

My Commission Expires:
May 24, 2016

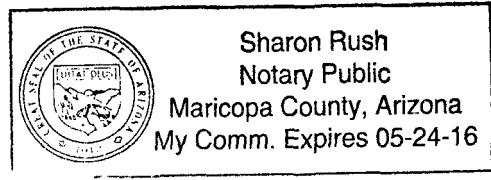


EXHIBIT A

LEGAL DESCRIPTION

The North 122 feet of Lot 5, and the South 10 feet of Lot 5, and Lot 6, EXCEPT the South 17 feet thereof, in Block 14, in Bensonvale Acres, an Addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska.