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Received - DIANE L. BATTIATO
 Register of Deeds, Douglas County, NE
 7/9/2007 11:00:17.43
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CORPORATION WARRANTY DEED

KNOWN ALL MEN BY THESE PRESENTS, that Sortino's Fruit Company, Inc., a Nebraska Corporation, herein called the GRANTOR, whether one or more, in consideration of One Dollar and other valuable consideration received from GRANTEES, does grant, bargain, sell, convey and confirm unto Humboldt Specialty Manufacturing Company, a Nebraska Corporation, herein called the GRANTEE, whether one or more, the following described real property in Douglas County, Nebraska:

See Exhibit A attached hereto and made a part hereof

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 successors and assigns forever. And GRANTOR does hereby covenant with the GRANTEE and with GRANTEE's successors 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: June 26 2007

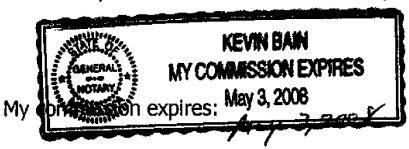
Sortino's Fruit Company, Inc., a Nebraska Corporation

By _____
 Louis C. Sortino, President

STATE OF NEBRASKA)
) ss.
 COUNTY OF DOUGLAS)

On June 26 2007, before me, the undersigned, a Notary Public, duly commissioned and qualified in said County, personally came Louis C. Sortino, President of Sortino's Fruit Company, Inc., a Nebraska Corporation known to be the identical person(s) whose name(s) is affixed to the foregoing instrument and acknowledged the execution thereof to be his voluntary act and deed on behalf of said Corporation.

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



 NOTARY PUBLIC

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✓ 757416

EXHIBIT A
File No. NCS-295640-OMHA Legal Description

Exhibit A, in its entirety, documents the legal description of the land referenced in this Document. The legal description may extend to multiple pages.

The land referred to in this document is situated in the State of **Nebraska**, County of **Douglas**, and is described as follows:

Parcel 1:

A parcel of land situate in the Southeast Quarter of the Southwest Quarter (SESW) of Section 27, Township 16 North, Range 13 East of the 6th P.M., City of Omaha, Douglas County, Nebraska, bounded and described as follows:

Beginning at a point on the North City Limit Line of the City of Omaha, as described in Ordinance No. 14746, dated October 3, 1939, said point being on the North line of Read Street, 72.0 feet wide, said point also being 740.0 feet distant West, measured at right angles, from the North-South centerline of said Section 27, said point also being the Southwest corner of that certain parcel of land heretofore deeded by Union Pacific Land Company to National Biscuit Company by Deed dated June 28, 1962, T.U.L. Co. Deed No. 2139; thence Northerly along the West line of said deeded parcel and its Northerly prolongation, 206.0 feet to a point on the South line of that certain parcel of land heretofore deeded by the Union Land Company to Socony-Vacuum Oil Company, Incorporated, by deed dated November 1, 1950, T.U.L. Co. Deed No. 2039; thence Westerly along said South line, 335.0 feet to the East line of that certain parcel of land deeded by The Union Land Company to Omaha Public Power District Company by Warranty Deed dated December 2, 1953, T.U.L. Co. Deed 2068; thence Southerly along said East line, 206.0 feet, to a point on the North City Limit Line and said North line of Read Street; thence Easterly along said North line, 335.0 feet to the point of beginning.

Parcel 2:

A parcel of land situate in the Southeast Quarter of the Southwest Quarter (SESW) of Section 27, Township 16 North, Range 13 East of the 6th P.M., City of Omaha, Douglas County, Nebraska, bounded and described as follows:

Beginning at the Northeast corner of Parcel 1, as described above, said point being on the South line of a parcel of land deeded by The Union Land Company, to Socony-Vacuum Oil Company, Incorporated, by deed dated November 1, 1950, T.U.L. Co. Deed No. 2039; thence Easterly along said South line, 250.0 feet; thence Southerly, 32.5 feet, to the Northeast corner of a parcel of land deeded by The Union Land Company, to National Biscuit Company, by deed dated June 28, 1962, T.U.L. Co. Deed No. 2139; thence Westerly along the North line of said deeded parcel, 250.0 feet to the Northwest corner of said deeded parcel; thence Northerly along the Northerly prolongation of the Westerly line of said deeded parcel, 32.5 feet, to the point of beginning.

Parcel 3:

A rectangular tract of land situate in the Southeast Quarter of the Southwest Quarter (SESW) of Section 27, Township 16 North, Range 13 East of the 6th P.M., City of Omaha, Douglas County, Nebraska, bounded and described as follows:

Beginning at a point in the North City Limit Line of the City of Omaha, and in the North line of Read Street 72 feet wide, said point being 490 feet distant West, measured at right angles, from the North and South center line of said Section 27; thence West along said North City Limit Line which is also along the North line of Read Street 71 feet wide a distance of 250 feet; thence North along a straight line parallel with and 740 feet distant West, measured at right angles, from said North and South center line of Section 27, a distance of 173.5 feet; thence East along a straight line parallel with and 173.5 feet distant North, measured at right angles, from said North line of Read Street a distance of 250 feet; thence South along a straight line parallel with and 490 feet distant West, measured at right angles, from said North and South center line of Section 27, a distance of 173.5 feet to the point of beginning.

27-16-13
SESW