



DEED 2005108124



AUG 31 2005 14:17 P 3

Nebr Doc
Stamp Tax

8-31-05
Date

\$ 5.25

By *[Signature]*

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
8/31/2005 14:17:36.45



2005108124

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that MBO Properties, LLC, a Minnesota limited liability company, GLS Stenson Family Limited Partnership, a Minnesota limited partnership, and PBK Real Estate, LLC, a Minnesota limited liability company ("Grantors"), CONVEYS AND WARRANTS to POS Minnesota, Inc., a Nebraska corporation ("Grantee"), for the sum of One Dollar (\$1.00) and other valuable consideration, the receipt of which is hereby acknowledged, the following described real estate in Douglas County, in the State of Nebraska:

Units 401 thru 403, inclusive, 501 thru 509, inclusive, 601 thru 609, inclusive, 701 thru 709, inclusive, 801 thru 809, inclusive, 901 thru 907, inclusive, 1001 thru 1007, inclusive, 1101 thru 1107, inclusive, 1201 thru 1207, inclusive, 1301 thru 1307, inclusive, Unit 1402 and the Roof Top Unit, in Farnam 1600 Condominium Property Regime, which was created by the Declaration and Master Deed of Farnam 1600 Condominium Property Regime that was recorded as Instrument No. 2005106823 under date of August 29, 2005, in the Office of the Register of Deeds of Douglas County, Nebraska (the "Declaration"); together with a 70.165% undivided interest appertaining to such Unit in the Common Elements and designated Limited Common Elements in Farnam 1600 Condominium Property Regime, until such times as Supplemental Declarations are recorded pursuant to Article XV of the Declaration. Upon the filing and recording of Supplemental Declarations, the Grantee's undivided Allocated Interest in the Common Elements and designated Limited Common Elements shall be reduced and changed in accordance with the provisions of Section 2.1 of the Declaration.

Subject to covenants, restrictions, reservations, limitations, conditions, uses, real estate taxes not yet due or delinquent, agreements, easements and other provisions, including, but not limited to, provisions for payment of money and for a lien as to Regular and Special Assessments as contained in the Declaration and the Articles of Incorporation and Bylaws of Farnam 1600 Condominium Association, Inc. Use of the Unit and restrictions on its use are as set forth in the Declaration.

And the Grantor for itself and its successors does hereby covenant with Grantee and with Grantee's heirs and assigns that Grantor is lawfully seized of said premises; that the are free from encumbrances, except for the Declaration, and other covenants, conditions, restrictions and easements of record; that Grantor has good right and lawful authority to convey the same; that all necessary action for the making of such conveyance has been taken and done; and that the Grantor warrants and will defend the title to said premises against the lawful claims of all persons whomsoever.

1809924v3

Deed 3/76

FEE 53.00 FB _____

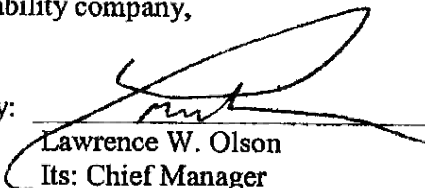
BKP _____ C/O 1 COMP _____

DEL _____ SCAN _____ FV _____

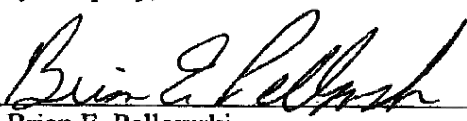
CRS courtesy Recorder
(64)

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed this 30th day of August, 2005.

MBO PROPERTIES, LLC, a Minnesota limited liability company,

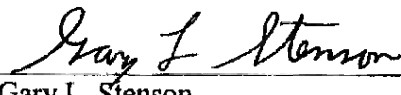
By: 
Lawrence W. Olson
Its: Chief Manager

PBK REAL ESTATE, LLC, a Minnesota limited liability company,

By: 
Brian E. Pellowski
Its: Chief Manager

GLS STENSON FAMILY LIMITED PARTNERSHIP, a Minnesota limited partnership,

By: GLS Properties, LLC, a Minnesota limited liability company,

By: 
Gary L. Stenson
Its: Chief Manager

STATE OF Minnesota)
) ss.
COUNTY OF Ramsey)



Before me, a notary public, in and for said county and state, personally came Lawrence W. Olson, Chief Manager of MBO Properties, LLC, a Minnesota limited liability company, known to me to be the identical person who executed the above instrument and acknowledged the execution thereof to be his/her voluntary act and deed and the voluntary act and deed of said limited liability company.

Witness my hand and Notarial Seal this 30 day of August, 2005.

Geri A. Conway
Notary Public

STATE OF Minnesota)
) ss.
COUNTY OF Hennepin)

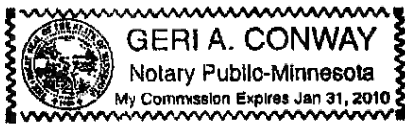


Before me, a notary public, in and for said county and state, personally came Brian E. Pellowski, Chief Manager of PBK Real Estate, LLC, a Minnesota limited liability company, known to me to be the identical person who executed the above instrument and acknowledged the execution thereof to be his voluntary act and deed and the voluntary act and deed of said limited liability company.

Witness my hand and Notarial Seal this 20th day of August, 2005.

Susan A. Cross
Notary Public

STATE OF Minnesota)
) ss.
COUNTY OF Ramsey)



Before me, a notary public, in and for said county and state, personally came Gary L. Stenson, Chief Manager of GLS Properties, LLC, a Minnesota limited liability company, the general partner of GLS Stenson Family Limited Partnership, a Minnesota limited partnership,

Witness my hand and Notarial Seal this 30 day of August, 2005.

Geri A. Conway
Notary Public