

**COMPARED**

R Fee 20.00

A Fee 5.00

T Tax 15.20

Pottawattamie County, IA  
Recorder John Sciortino 2008-003970  
Book-Page: 2008-003970  
File Time: 03/20/2008 @ 10:28:42 AM  
Rec-\$20.00 Aud-\$5.00 RMA-\$1.00 ECM-\$1.00  
Current Transfer Tax Paid: \$15.20



**PREPARER INFORMATION:**

John C. Rasmussen, Peters Law Firm, P.C., 233 Pearl Street, P.O. Box 1078, Council Bluffs, Iowa 51502 (712) 328-3157

**TAXPAYER INFORMATION:**

Future Technologies, LLC, 1339 "O" Street, Suite 2, Lincoln, Nebraska 68508

**RETURN ADDRESS:**

John C. Rasmussen, Peters Law Firm, P.C., 233 Pearl Street, P.O. Box 1078, Council Bluffs, Iowa 51502

**TITLE OF DOCUMENT OR INSTRUMENT:**

Special Warranty Deed

**GRANTORS:**

American Relay Company, LLC

**GRANTEES:**

Future Technologies, LLC

**ADDRESS REQUIRED BY STATUTE IF APPLICABLE:**

not applicable

**LEGAL DESCRIPTION:**

see page two

**DOCUMENT OR INSTRUMENT NUMBER IF APPLICABLE:**

not applicable

MAR 20 2008  
Entered for Taxation  
Pottawattamie County Auditor

**COMPARED**

## SPECIAL WARRANTY DEED

For and in consideration of One Dollar(s) and other valuable consideration, AMERICAN RELAY COMPANY, LLC, a Delaware limited liability company, does hereby Convey to FUTURE TECHNOLOGIES, LLC, a Nebraska limited liability company, the following described real estate in Pottawattamie County, Iowa:

SEE EXHIBIT "A" ATTACHED HERETO

Subject to (i) real estate taxes due but not yet delinquent; (ii) zoning ordinances; (iii) such restrictive covenants as may be shown of record; (iv) existing leases and easements of record or which would be ascertainable by a careful inspection thereof; and (v) boundary line agreements of record.

The warranties hereunder are limited to the period of time during which Grantor owned the above-described real estate. No warranties are intended for any other period.

Grantors hereby covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; and Grantors covenant to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

American Relay Company, LLC

By: Donald E. Applegate  
Donald E. Applegate, Manager

STATE OF IOWA, COUNTY OF POTTAWATTAMIE, ss:

On this 17 day of March, 2008, before me, the undersigned, a Notary Public in and for said state, personally appeared Donald E. Applegate to me known, who being by me duly sworn, did say that he is the manager of the above-named limited liability company; that no seal has been procured; that said instrument was signed on behalf of said entity by authority of its managers; and that he acknowledged the execution of said instrument to be the voluntary act and deed of entity, by it and by him voluntarily executed.

John C. Rasmussen

Notary Public in and for said State

Notarial Seal      State of Iowa  
John C. Rasmussen, Notary Public  
Commission No. 711688  
Commission Expires: July 27, 2008

**Exhibit "A"**

**Site Name: Minden, IA  
Site Number: 87640**

**The following described premises situated in the County of Pottawattamie, and State of Iowa, to-wit:**

**A tract or parcel of land situated in the Northeast Quarter (NE ¼) of Section Eleven (11), Township Seventy-six (76) North, Range Forty-one (41) West, more particularly described as follows:**

**Beginning at the Northwest section corner of said Section Eleven (11), thence Easterly along the North boundary of said Section Eleven (11), 2978.35 feet, thence South 1° 20' West, 710.55 feet to the point of beginning; marked by an iron post;**

**From said point of beginning, thence South 1° 20' West, 208.7 feet to an iron post, thence West 208.7 feet to an iron post, thence North 1xd 20' East 208.7 feet to an iron post, thence East 208.7 feet to the point of beginning, also**

**A right of way easement thirty-three (33) feet in width for the construction, maintenance and use of (a) a roadway suitable for vehicular traffic, and (b) such aerial or underground electric power and communications lines as said Company may from time to time desire, consisting of poles, wires, cables, conduits, guys, anchors and other fixtures and appurtenances, the center line of which right of way and easement is more particularly described as follows:**

**Beginning at a point on the North boundary of the tract or parcel of land hereinabove described, distant Westerly 16.5 feet from the Northeast corner thereof, thence North 1° 20' East, 710.55 feet to a point on the North boundary of said Section Eleven (11), the terminal point, which terminal point is distant Easterly 2961.85 feet from the Northwest corner of said Section Eleven (11), Township Seventy-six (76) North, Range forty-one (41) West.**

**Together with that certain reservation of exclusive, perpetual easement and right-of-way for the purpose of installing, operating, maintaining, repairing, removing and replacing underground telecommunications cables and conduits, as contained in Deed to American Tower Management, Inc., from AT&T Corp. dated May 31, 2000 and recorded on August 9, 2000 in Book 101 Page 6242 in the Office of the County Recorder for Pottawattamie County State of Iowa.**

**Being the same tract or parcel of land as conveyed to American Tower Management, Inc., from AT&T Corp. by Iowa Quitclaim Deed dated May 31, 2000 and recorded on August 9, 2000 in Book 101 Page 6242 in the Office of the County Recorder for Pottawattamie County State of Iowa.**