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RICHARD N TAKECHI
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

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When Recorded, Please Return To:
Shaun M. James Gross & Welch 800 Commercial Federal Tower Omaha, NE 68

WARRANTY DEED

JAMES G. SKINNER and JUDY K. SKINNER, husband and wife, GRANTOR, in consideration of One Dollar (\$1.00) and other valuable consideration received from GRANTEE, SULLIVAN REAL ESTATE GROUP, LLC, a Nebraska limited liability company, conveys to GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. §76-201):

See attached Exhibit "A"

commonly known as 9703 Pinehurst Circle, Omaha, Nebraska

GRANTOR covenants (jointly and severally, if more than one) with GRANTEE that GRANTOR (1) is lawfully seised of such real estate and that it is free from encumbrances, except easements, reservations, covenants and restrictions of record; (2) has legal power and lawful authority to convey the same; and (3) warrants and will defend title to the real estate against the lawful claims of all persons.

Executed this 18th day of August, 1999.

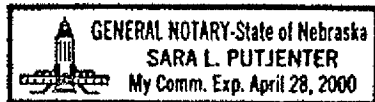
James G. Skinner
James G. Skinner

Judy K. Skinner
Judy K. Skinner

FEE 10.50 FB 01-60000
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m DEL 28

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me on the 18th day of August, 1999, by James G. Skinner and Judy K. Skinner, Grantor.



Sara L. Putjenter
Notary Public
My commission expires: 4-28-2000

Exhibit A

Part of the Southeast Quarter of the Southeast Quarter (SE 1/4 SE 1/4) of Section 28, Township 15 North, Range 12 East of the 6th P.M., in the City of Omaha, in Douglas County, Nebraska, more particularly described as follows:

Commencing at the Northeast corner of the Southeast Quarter of the Southeast Quarter of said Section 28; thence Westerly along the North line of said Southeast Quarter of the Southeast Quarter, a distance of 441.9 feet, more or less, to the East line of Rockbrook Addition, an Addition to the City of Omaha, in Douglas County, Nebraska; thence South along the East line of said Rockbrook Addition, a distance of 60 feet to the point of beginning; thence North $89^{\circ}01'30''$ East (assumed bearing), a distance of 300 feet; thence South a distance of 250 feet; thence South $83^{\circ}19'33''$ West, a distance of 302.01 feet to the East line of Rockbrook Addition; thence North a distance of 280 feet to the point of beginning;

and

Commencing at a point 141.9 feet West and 310 feet South of the Northeast corner of the Southeast Quarter of the Southeast Quarter of said Section 28; thence continuing South (assumed bearing) a distance of 258.2 feet; thence South $89^{\circ}01'30''$ West, a distance of 300.0 feet; thence North, a distance of 228.20 feet; thence North $83^{\circ}19'33''$ East, a distance of 302.1 feet to the point of beginning;

except that part described as follows:

Commencing at the Northeast corner of the Southeast Quarter of the Southeast Quarter of said Section 28, and running West along the North line of said Southeast Quarter for a distance of 441.9 feet; thence turning an angle of $89^{\circ}01'30''$ to the left and running South for a distance of 464.2 feet to the Point of Beginning; thence turning an angle of $124^{\circ}22'30''$ to the left and running Northeasterly a distance of 50.0 feet to a point; thence turning an angle of 90° to the left and running Northwesterly for a distance of 25.0 feet to a point; thence turning an angle of 90° to the left and running Southwesterly for a distance of 32.9 feet to a point; thence turning an angle of $55^{\circ}37'30''$ to the left and running South for a distance of 30.29 feet to the Point of Beginning;

together with that part of vacated Pinehurst Circle adjacent.