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RICHARD N. TARKENTON
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

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Shaun M. James

Gross & Welch, P.C.

2120 South 72nd Street, Suite 800

Omaha, Nebraska 68124

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WARRANTY DEED

SULLIVAN REAL ESTATE GROUP, L.L.C., a Nebraska limited liability company, GRANTOR, is the owner of record of certain real property (as defined in Neb. Rev. Stat. Sec. 76-201) located in Douglas County, Nebraska, and more particularly described as follows:

See attached Exhibit A

GRANTOR, in consideration of \$1 and other good and valuable consideration, the exchange of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto CHARLESTON WOODS DEVELOPMENT, L.L.C, a Nebraska limited liability company, the above-described real property.

GRANTOR covenant with GRANTEE that GRANTOR:

- (1) is lawfully seized of such real estate and that it is free from encumbrances except such encumbrances of record;
- (2) has legal power and lawful authority to convey the same; and
- (3) warrants and will defend the title to the real estate against the lawful claims of all persons.

Dated this 24th day of March, 2000.

SULLIVAN REAL ESTATE GROUP, L.L.C.
A Nebraska limited liability company,
Grantor

BY:

Charles Sullivan, Manager Member

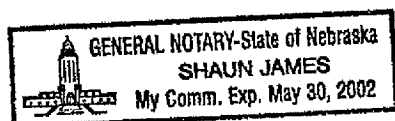
STATE OF NEBRASKA)

) 55.

COUNTY OF DOUGLAS)

On this 27 day of March, 2000, before me, a Notary Public, in and for the State and County aforesaid, personally appeared Charles Sullivan, who is personally known to me and acknowledged that his signature on this General Warranty Deed is his voluntary act and deed on behalf of Sullivan Real Estate Group, L.L.C., Grantor.

SUBSCRIBED and sworn to before me on the day, month and year first above set forth.



Notary Public

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 $59^{\circ}37'30''$ 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.

LEGAL DESCRIPTION

PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE ¼ SE ¼) 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°01'30" EAST (ASSUMED BEARING) A DISTANCE OF 300 FEET; THENCE SOUTH A DISTANCE OF 250 FEET; THENCE SOUTH 83°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°01'30" WEST, A DISTANCE OF 300.0 FEET; THENCE NORTH, A DISTANCE OF 228.20 FEET; THENCE NORTH 83°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°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°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°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

EXHIBIT "A"