800x 1569 PAGE 707

WARRANTY DEED

Crescent Oaks Joint Venture, a joint venture organized under and subject to the Uniform Partnership Act of Nebraska, which joint venture is composed of Carl A. Brady, Marguerite Harvey, Jack K. Harvey, and Creative Land Consultants, Inc., a Nebraska corporation, herein called the Grantor whether one or more, in consideration of One Dollar and other valuable consideration received from the Grantee, does hereby grant, bargain, sell, convey and confirm unto the Douglas County Bank & Trust Co., Trustee, the Grantee, the entire right, title and interest in the following real property in Douglas County, Nebraska:

All that portion of the NE 1/4 of Sec. 35, T15N, R1lE of the Sixth principal meridian in Douglas County, Nebraska, lying North of the Right-of-Way of the Union Pacific Railroad's main track (Except that part taken or dedicated for Public Right-of-Way) as shown on a certain survey attached hereto as Exhibit "A" and incorporated herein by reference, said survey being signed by Daniel C. Sanders, Reg. No. L.S. 219, dated February 16, 1977.

NEBRASKA DOCUMENTARY.
STAMP TAX
MAY 23 1977
BARA

This conveyance is subject to the following mortgages:

- (a) A certain Mortgage, dated March 31, 1977, in the amount of \$309,400, running from Crescent Oaks Joint Venture, a joint venture organized under the Uniform Partnership Act of Nebraska, to The Omaha Industrial Foundation, a corporation, and recorded on April 8, 1977, in Book 2157, Page 495, of Records of Douglas County, Nebraska;
- (b) A certain First Mortgage, dated March 31, 1977, in the amount of \$550,000, running from Crescent Oaks Joint Venture, a joint venture organized under and subject to the Uniform Partnership Act of Nebraska, to Carl A. Brady, Marguerite Harvey, and Jack K. Harvey, and recorded on May 13, 1977, in Book 2164, Page 1, of the Records of Douglas County, Nebraska;
- (c) A certain Second Real Estate Mortgage, dated March 31, 1977, in the amount of \$550,000, running from Crescent Oaks Joint Venture, a joint venture organized under and subject to the Uniform Partnership Act of Nebraska, to Carl A. Brady, Marguerite Harvey, and Jack K. Harvey, and recorded on May 13, 1977, in Book 2164, Page 7, of the Records of Douglas County, Nebraska.

No personal liability is assumed under said Mortgage, First Mortgage, or Second Real Estate Mortgage for the payment of any of the promissory notes or the debts (including interest thereon) which said Mortgage, First Mortgage, or Second Real Estate Mortgage secures.

To have and to hold the above described real property together with all tenements, hereditaments and appurtenances thereto belonging unto the Grantee and to the Grantee's successors and assigns forever.

And the Grantor does hereby covenant with the Grantee and with Grantee's successors and assigns that the Grantor is lawfully seized of said real property; that the real property is free from encumbrances, except all encumbrances of record; that the Grantor has good, right and lawful authority to convey the same; and that the Grantor warrants and will defend the title to said real property against the lawful claims of all persons whomsoever.

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IN WITNESS WHEREOF, the said Grantor has caused this instrument to be executed on this 23,2 day of Hay 1977.

> CRESCENT OAKS JOINT VENTURE, a joint venture organized under and subject to the Uniform Partnership Act of Nebraska:

Marguerite Harvey, and not remarried

Meroe Lou Brady,

Carl A. Brady

Jack K. Harvey

Creative Land Consultants, Inc., a Nebraska corporation

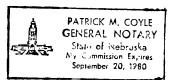
President

BOOK 1569 PAGE 709

STATE OF NEBRASKA)	
COUNTY OF DOUGLAS)	ss.

On this 3rd day of May, 1977, before me, the undersigned, a Notary Public, duly commissioned and qualified in said County, personally came Carl A. Brady to me known to be the identical person whose name is affixed to the foregoing instrument and acknowledged the same to be his voluntary act and deed.

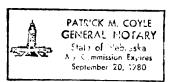
Witness my hand and notarial seal the day and year last above written.



Notary Public M. Crushe

STATE OF NEBRASKA)
) ss
COUNTY OF DOUGLAS)

On this and day of May, 1977, before me, the undersigned, a Notary Public, duly commissioned and qualified in said County, personally came Marguerite Harvey, a widow who has not remarried, to me known to be the identical person whose name is affixed to the foregoing instrument and acknowledged the same to be her voluntary act and deed.

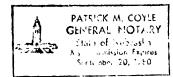


Patrick M. Cayle
Notary Public

STATE	of	NEBRASKA	4)	
)	SS
COUNTY	OF	DOUGLAS	;)	

On this 326 day of 326, 1977, before me, the undersigned, a Notary Public, duly commissioned and qualified in said County, personally came Jack K. Harvey to me known to be the identical person whose name is affixed to the foregoing instrument and acknowledged the same to be his voluntary act and deed.

Witness my hand and notarial seal the day and year last above written. $\ensuremath{\mathsf{T}}$

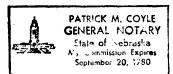


Satrob M Cayle.

STATE OF NEBRASKA)	9CJN 15159 (MGE 710
) ss.	
COUNTY OF DOUGLAS)	

May On this 2312 day of , 1977, before me, the undersigned, a Notary Public, duly commissioned and qualified in said County, personally came Meroe Lou Brady, wife of Carl A. Brady, to me known to be the identical person whose name is affixed to the foregoing instrument and acknowledged the same to be her voluntary act and deed.

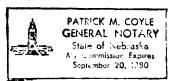
Witness my hand and notarial seal the day and year last above written.



STATE OF NEBRASKA)	
, ·)	SS.
COUNTY OF DOUGLAS)	

On this Add day of Moy, 1977, before me, the undersigned, a Notary Public, duly commissioned and qualified in said County, personally came Barbara Ann Harvey, wife of Jack K. Harvey, to me known to be the identical person whose name is affixed to the foregoing instrument and acknowledged the same to be her voluntary act and deed.

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



STATE OF NEBRASKA ss. COUNTY OF DOUGLAS

On this day of May, 1977, before me, a Notary Public duly commissioned and qualified in and for said May County, personally came Glenn L. Buck, President of Creative Land Consultants, Inc., to me personally known to be the President and identical person who signed the foregoing instrument, and acknowledged the execution thereof to be his voluntary act and deed as such officer and the voluntary act and deed of said corporation.

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

PLAN ANG ARCHITECTURE ENGINEERING GOO INDIAN THILLS DRIVE OMAILA NEBRASKA 68114 FELEPTIONE (62) 391 8111 CABLE/LADCO OMA

EXHIBIT "A"

RECORD OF SURVEY

PROJECT NO. 040177 SURVEY NO. _____

LOCATION NO 1/4 35-15-11

BOOK 1569 PAGE 711

LEGAL DESCRIPTION:
All that portion of the NE 1/4 of Sec. 35, T15N, R11E of the Sixth principal meridian in Douglas County, Nebraska, lying North of the Right-of-Way of the Union Pacific Railroads main track, EXCEPT that part taken or dedicated for Public Right-of-Way.

FIELD NOTES AND PLAT TO SCALE SHOWING TRACT SURVEYED WITH ALL PERTINENT POINTS: N. VI. COD. 35-15-11 ORILL HOLE IN COMO. FAVE.	NE 1/1 COR. 35-15-11
WEST CENTER ROAD R-O-W	الم
1993.51	7.05
35.00 @ 2000 @ 2000 @ 2000 @ 2000 @ 2000 @ 2000 @ 2000 @ 2000 @ 2000 @ 2000 @ 2000 @ 2000 @ 2000 @ 2000 @ 2000	
PERMANENT EASEMENT	1
MOTES:	50
1. ALL INTERIOR ANGLES NOT CALLED	
2. W CORNERS FOUND ARE BRASS CAPS SET	
3. ALL CORNERS SET ARE 1" & REBAR UNLESS OTHERWISE NOTED.	/25*
\$ \$	
DEFLECTION ANOLES (ZASEMENT)	
② 57°27' L ③ 11°19' L ② 20°30' L — ③ 11°19' R	8
3 18° 37' R @ 16° 42' R	35.
MAIN TRACK	14.74
	N. W.
N AREA	W7 :
" 5CALE: 1-400' - 94. 20 AC.	14.
LEGEND	
POINTS FOUND O SEWED EASEMENT ,	-
TRACK CENTERLINE 600 MAIL	
QUARTER SECTION LINE	1
RIGHT-OF-WAY LINE	
EASEMENT LINE	SE 1/4 COR.
LAND SURVEYOR'S CERTIFICATE:	33.
I hereby certify that this plat, map, survey or report was made by me or under my did personal supervision and that I am a duly Registered Land Surveyor under the laws of State of <u>Hebraska</u> .	ect the
Signature Vancil C. Acin C	01.0
DATE RECEIVED: Date: 16 Feb. 1977 Reg: No. 712-5- 21	9
OFFICIAL ADDRESS:	1111
BLDG PERMIT NO: SEAL LS - 219	
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A MANUELLE AND ASSESSED ASSESS	
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