

159-1023

19

SPECIAL WARRANTY DEED

PATRICIAN EQUITIES CORP., a Florida corporation, having an office at c/o Edward B. Fingerman, 2337 Lemoine Avenue, Fort Lee, New Jersey 07024 GRANTOR, in consideration of Ten and 00/100 (\$10.00) DOLLARS and other good and valuable consideration received from Grantee SOUTHROADS MALL LIMITED PARTNERSHIP, a Nebraska limited partnership, having an office at Southroads Mall, 1001 Fort Crook Road, Bellevue, Nebraska 68005, conveys to GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

See Exhibit A annexed hereto and made apart hereof.

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 as set forth on Exhibit B annexed hereto and made a part hereof;

(2) has legal power and lawful authority to convey the same;

FILED FOR RECORD 4-30-84 AT 3:03 P.M. IN BOOK 159 OF Deeds
1023 Carl L. Hildebrand REGISTER OF DEEDS, SASSY COUNTY, NEB.

NEBRASKA DOCUMENTARY
STAMP TAX
APR 30 1984
\$ 47³⁰ BY CS.

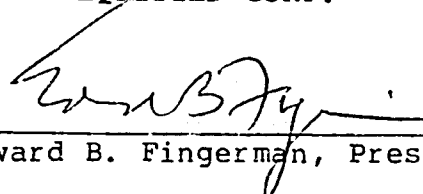
Rec # 04313

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(3) warrants and will defend title to the real estate against the lawful claims of all persons claiming the same or any part thereof through, by or under Grantor.

Executed: As of April 1, 1984

PATRICIAN EQUITIES CORP.

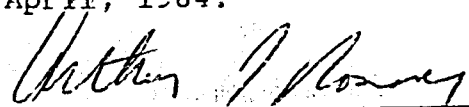
By: 
Edward B. Fingerman, President

159-1023B

STATE OF NEW YORK)
) ss.:
COUNTY OF NEW YORK)

BE IT REMEMBERED that on this 27th day of April, 1984, in the County and State aforesaid, before me, the subscriber, a Notary Public authorized to take acknowledgements and proofs in said County and State personally appeared EDWARD B. FINGERMAN, who being duly sworn, did depose and say that he resides at 38 Hickory Hill, Montvale, New Jersey 07645; that he is the President of Patrician Equities Corp., a corporation organized under the laws of the State of Florida and which executed the foregoing instrument; and that he signed his name thereto by order of the Board of Directors of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 27th day of April, 1984.



Notary Public
ARTHUR J. ROSNER
Notary Public, State of New York
No. 478149B
Qualified in Westchester County
Commission Expires March 30, 1985

STATE OF NEBRASKA
COUNTY OF SARPY

Filed for record and entered in Numerical Index
on _____, 1984 at _____ o'clock M., and
recorded in Deed Record _____, Page _____.

County or Deputy County Clerk
Register or Deputy Register of Deeds
SPECIAL WARRANTY DEED

0058R

159-10232

EXHIBIT A

LEGAL DESCRIPTION - FEE

Lots 4 and 5, and parts of Lots 3, 6 and 7, together with the Easterly 20.0 feet of vacated Prairie Ave., adjacent to lots 3, 4 and 5, Jull's Subdivision, and being more particularly described as follows: Commencing at the intersection of the South R.O.W. of Brewster Road and the East R.O.W. of State highway 73-75, thence Easterly along said South R.O.W. on the following four (4) described courses: (1) N 73°25'50" E (assumed bearing) 654.09 feet; (2) thence N 69°00'48" E 354.84 feet; (3) thence N 74°31'17" E 20.55 feet; (4) thence N 75°21'07" E 21.36 feet to the Northwest corner of said Lot 5 and point of beginning. Thence N 72°56'34" E 76.06 feet along the North line of Lots 5 and 6; thence N 74°11'15" E 50.36 feet along the North line of lot 6; thence N 72°56'54" E 50.50 feet along the North line of Lots 6 and 7; thence N 77°08'24" E 14.99 feet along the North line of Lot 7; thence S 00°09'36" W 198.49 feet; thence N 89°19'25" W 94.31 feet; thence S 00°37'45" W 3.50 feet; thence N 88°27'10" W 3.00 feet; thence N 00°37'45" E 3.50 feet; thence N 88°27'10" W 107.52 feet; thence N 00°15'35" E 134.81 feet; thence N 75°21'07" E 21.36 feet to the point of beginning. Described tract contains 0.79 Acres, more or less.

All in Bellevue, Sarpy County, Nebraska.

159-1023D

EXHIBIT B

Second installment of general taxes due and payable at the date hereof.