

MASTER COMMISSIONER'S DEED

KNOW ALL MEN BY THESE PRESENTS, That, Whereas, In an action in the District Court of the Second Judicial District of the State of Nebraska, within and for the County of Sarpy, wherein Alan Baer is the Plaintiff, and Patrician Equities Corp, Southroads Mall Limited Partnership, et al, are the Defendants, at the January Term, A.D. 1993, of said Court, a Decree was rendered finding that there is due and owing to Plaintiff the amount of \$3,127,581.67 principal balance, plus \$48,196.36 accrued interest as of July 26th, 1992, together with interest as it accrues thereafter in the amount of \$870.08 per day, and is a first lien: and costs of suit taxed at \$1,257.42, and the accruing costs and, whereas, it was then and there further ordered in the said action that in default of the payment of the sum so found due by the said Defendants that Philip H. Robinson, Master Commissioner duly appointed by said Court, should cause the lands and tenements hereinafter described to be advertised and sold according to law to pay the same and, whereas, default having been made therein, the said Master Commissioner, under and by virtue of said Decree and the Order of Sale to him duly directed, did on February 15th, 1994, at the northwest doors of the Sarpy County Courthouse, in the City of Papillion in said County of Sarpy, having first given due and legal notice of the time and place of said sale pursuant to statute in the Papillion Times, a newspaper printed and in general circulation in said County of Sarpy, sell said premises at public auction to Plaintiff, Alan Baer, for the sum of One Million (\$1,000,000.00) Dollars, which sale was afterward at the January Term of said Court, A.D., 1994, examined and confirmed, and the aforesaid Master Commissioner was ordered to convey said premises in fee simple to the said Southroads Shopping Center Limited Liability Company, assignee of Plaintiff Alan Baer's bid.

NOW, THEREFORE, I, the said Philip H. Robinson, Master Commissioner duly appointed by said Court, as aforesaid, in consideration of the premises and by virtue of the powers vested in me by law and the Decree of said Court, do hereby Give, Grant and Convey to the said Southroads Shopping Center Limited Liability Company, and assigns, the premises so as aforesaid sold, to wit:

LEGAL DESCRIPTION - LEASEHOLD

Beginning at the intersection of the East R.O.W. of State Highway 73-75 and the North R.O.W. of Childs Road; thence N 15°20'02" W (assumed bearing) along said East R.O.W. of State Highway 73-75 488.69 feet; thence continuing along said East R.O.W. along a curve to the left with a radius of 2914.90 feet and arch length of 462.94 feet (chord bearing N 20°21'12" W 462.46 feet) to the intersection of said East R.O.W. and the South R.O.W. of Brewster Road; thence N 73°25'50" E along said South R.O.W. 654.09 feet; thence N 69°00'48" E continuing along said South R.O.W. 354.84 feet; thence N 74°31'17" E continuing along said South R.O.W. 20.55 feet; thence S 00°15'35" W 134.81 feet; thence S 88°27'10" E 107.52 feet; thence S 00°37'45" W 3.50 feet; thence S 88°27'10" E 3.00 feet; thence N 00°37'45" E 3.50 feet; thence S 89°19'25" E 94.31 feet; thence S 00°09'16" W 76.14 feet; thence N 87°15'31" E 82.20 feet; thence S 00°54'27" W 71.73 feet; thence N 89°11'48" W 35.42 feet; thence S 00°15'43" W 610.98 feet; thence N 89°45'33" W 29.54 feet; thence S 55°03'43" W 15.00 feet; thence S 34°56'17" E 349.00 feet; thence S 10°19'57" E 36.03 feet to the point of the North R.O.W. of Childs Road; thence S 89°57'58" W along said North R.O.W. of Childs Road 1099.18 feet to the point of beginning. Described tract contains 27.06 Acres, more or less.

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


Back

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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 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.

TO HAVE AND TO HOLD THE SAME unto the said Southroads Shopping Center Limited Liability Company, and assigns, and to them and their use and behoof forever.

IN TESTIMONY WHEREOF, I have, as such duly appointed Master Commissioner, hereunto set my hand this February 18th, 1994.

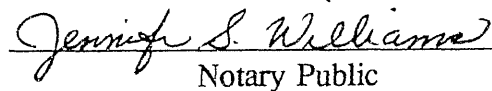
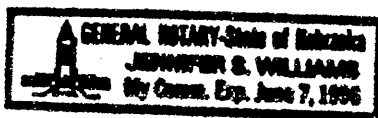


Philip H. Robinson,
Master Commissioner

STATE OF NEBRASKA)
) ss
COUNTY OF SARPY)

On this February 18th, 1994, before me, the undersigned, a Notary Public duly commissioned and qualified for said County and State, personally came Philip H. Robinson, Master Commissioner, to me personally known to be the identical person who signed the foregoing instrument as Grantor, and he acknowledged the same to be his voluntary act and deed, as such Master Commissioner, for the uses and purposes therein set forth.

WITNESS my hand and official seal the day and year last above written.


Notary Public

Proof	<i>[initials]</i>
D.E.	<i>[initials]</i>
Verify	<i>[initials]</i>
Filmed	_____
Checked	_____
Fee \$	<i>18.50</i>

FILED SAFF. CO. NE.
INSTRUMENT NUMBER
~~94-03972~~
94 FEB 18 AM 10:36

Carol A. Gavin
REGISTER OF DEEDS

