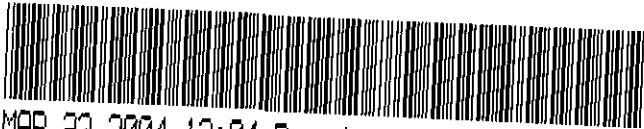




DEED 2004036431



MAR 23 2004 13:04 P 4

Nebr Doc Stamp Tax
323.04
Date
\$ 3675.00
By CC

Received - RICHARD TAKECHI
 Register of Deeds, Douglas County, NE
 3/23/2004 1:04:25 PM

 2004036431

[This Space Reserved for Recording Purposes]

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That ARTHUR L. DAVIDSON and BETSY G. DAVIDSON, husband and wife, hereinafter referred to as Grantor, for TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, do hereby grant, bargain, sell, convey and confirm unto CHILDREN'S HOSPITAL FOUNDATION, a Nebraska nonprofit corporation, hereinafter referred to as Grantee, the following described real property in Douglas County, Nebraska, to wit:

See Exhibit A, attached hereto and by this reference made a part hereof.

To have and to hold the above-described property, together with all tenements, hereditaments and appurtenances thereto belonging (collectively, the "Premises"), unto the Grantee and to its successors and assigns forever.

And the Grantor does hereby covenant with the Grantee and with the Grantee's successors and assigns that Grantor is lawfully seized of said Premises; that Grantor holds said real estate by title in fee simple; that said Premises are free and clear from all liens and encumbrances, subject only to those matters set forth on Exhibit B, attached hereto and by this reference made part hereof; that the Grantor has good right and lawful authority to convey the same; and that Grantor warrants and covenants to defend the title to said Premises against the lawful claims of all persons whomsoever.

Dated this 22 day of March, 2004.

Arthur L. Davidson
 Arthur L. Davidson

Betsy G. Davidson
 Betsy G. Davidson

Deed

FEE 21.00 FB 49-03620
 BKP _____ C/O _____ COMP gy
 DEL _____ SCAN _____ FV _____

4/12

Warranty Deed
348284.01

1

V113761

TA48073

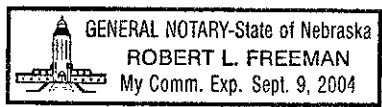
16

STATE OF NEBRASKA)
) SS
COUNTY OF DOUGLAS)

On this 22nd day of March, 2004, before me, a notary public in and for said county and state, personally came Arthur L. Davidson and Betsy G. Davidson, husband and wife, known to me to be the identical persons who signed the foregoing instrument and acknowledged the execution thereof to be their voluntary act and deed.

WITNESS my hand and notarial seal in said county and state, the day and year last above written.

[SEAL]



Robert L. Freeman

Notary Public

My Commission Expires:

After recording, return to:
Paul J. Halbur, Esq.
Fraser Stryker Law Firm
500 Energy Plaza
409 South 17th Street
Omaha, NE 68102

348284.01

Exhibit A

Lot 10, Block 1, BEVERLY HILLS, an addition to the City of Omaha as surveyed, platted and recorded in Douglas County, Nebraska, TOGETHER WITH the west 51.04 feet of Lot 9, Block 1 of said BEVERLY HILLS, EXCEPT for that part taken for Nebraska State Highway 6, also known as West Dodge Road, being more described as follows:

Beginning at the northeast corner of said Lot 10, Block 1, BEVERLY HILLS;
Thence North 89°28'54" East (assumed bearings) along the north line of said Lot 10, for 27.43 feet to the south right of way line of said State Highway 6;
Thence South 62°38'47" East for 175.81 feet along said south right of way line;
Thence South 00°16'23" West for 216.40 feet to the north right of way line of Dodge Street;
Thence South 89°52'26" West for 182.63' along said north right of way to the southwest corner of said Lot 10, Block 1;
Thence North 00°00'57" East for 297.33 feet to the POINT OF BEGINNING.

Contains 48,182 square feet.

Exhibit B

Special taxes or assessments now pending, assessed or levied, but payable in future installments, and not yet certified to the County Treasurer for collection at the date hereof.