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RICHARD N. TAKECHI REGISTER OF DEEDS DOUGLAS COUNTY, NE





[FOR RECORDING PURPOSES]

REGISTER OF DEEDS!

SPECIAL WARRANTY DEED

TETRAD CORPORATION, a Wyoming corporation ("Grantor"), in consideration of One Dollar and other good and valuable consideration received from CHILDREN'S HOSPITAL, a not-for-profit Nebraska corporation ("Grantee"), hereby conveys to Grantee the real estate described on Exhibit "A" attached hereto.

Grantor covenants with Grantee that Grantor (i) is lawfully seised of such real estate and that it is free from all liens except real estate taxes becoming delinquent in 1998 and is subject to all easements, covenants, conditions and restrictions of record; (ii) has legal power and lawful authority to convey the same; and (iii) warrants and will defend title to such real estate against the lawful claims of all persons claiming by, through or under Grantor.

DATED: Augus	st 8, 1997			·
FEE 250 R FBC	FG-03620	TETRAD CORPORA	ATION, a Wyomi	ing corporation
DEL. C/O COT	MPMB			`
LEGAL PG SCAND FV		By aur	RAI	
STATE OF NEBRASK	(A)	Title: PRESID	ENT	NEBRASKA CO
COUNTY OF DOUGL) ss. AS)			14700.00 Bay
On this 8th day of personally came <u>for the foregoing instruments</u> and the voluntary act an	viel R. Pa. a Wyoming corpora t and acknowledged	the execution thereof	<u>A exectory</u> e the identical pers	of son who signed
WITNESS my h	nand and notarial sea	al at Omaha, in said co	ounty and state, th	ne day and year
A GENERAL NOTARY-State of JACKIE L. FROE My Comm. Exp. Dec. 1	ND!	Notary Public	2 Ave	self
NOTARIAL SEAL AFFIXE				

EXHIBIT "A"

All of Lots 11, 12, 13 and 14, and all of Lot 15, except the West 17 feet thereof, in Block 1, Beverly Hills, an Addition to the City of Omaha, as surveyed, platted and recorded, Douglas County, Nebraska.