

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that MILLARD PLAZA ASSOCIATES, a Nebraska General Partnership, herein called "Grantor," in consideration of Ten Dollars (\$10.00) and other good and valuable consideration received from Grantee, does grant, bargain, sell, convey and confirm unto ROBERT S. MASTERS, herein called the Grantee whether one or more, the following described real property in Douglas County, Nebraska:

All of that property described on Exhibit "A" attached hereto and incorporated herein by this reference, together with the benefits and obligations of that certain Easement and Maintenance Agreement dated ^{October} September 25, 1977 and recorded in Book 588, Page 447 of the Miscellaneous Records of the Register of Deeds of Douglas County, Nebraska, subject to:

(a) restriction that the property will not be used for a free standing restaurant prior to December 31, 1981;

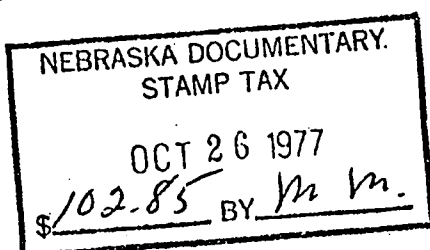
(b) restrictions of ingress and egress as contained in Warranty Deed dated May 27, 1968 and filed June 26, 1968 in Book 1357 at Page 481;

(c) restrictions relating to use of the property contained in the Restrictive Use Agreement recorded in Book 537, Page 574 of the Miscellaneous Records of Douglas County, Nebraska;

(d) restriction limiting building to one story, building size not in excess of 12,040 square feet, no signs on roof, no attachments to building of any kind extending above the natural roof line;

(e) restriction that property will not be used for purposes of a supermarket, delicatessen, bakery, convenient food store, dairy products store, fish market or meat market.

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



And the Grantor for itself and its successors does hereby covenant with the Grantee and with Grantee's heirs and assigns that Grantor is lawfully seized of said premises; that they are free from encumbrance except as stated above.

IN WITNESS WHEREOF, Grantor has caused these presents to be signed this 25th day of October, 1977.

MILLARD PLAZA ASSOCIATES, a
Nebraska General Partnership

By Phillip Dale Beggs
General Partner

STATE OF NEBRASKA)
) SS.
COUNTY OF DOUGLAS)

On this 25th day of October, 1977, before me, a Notary Public duly commissioned and qualified in and for said County, personally came Phillip Dale Beggs, a General Partner of MILLARD PLAZA ASSOCIATES, a Nebraska General Partnership, to me personally known to be a General Partner of said Partnership and the identical person who signed the foregoing instrument, and acknowledged the execution thereof to be his voluntary act and deed as such General Partner and the voluntary act and deed of said Partnership.

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



DORIS R. GARMS
GENERAL NOTARY
State of Nebraska
My Commission Expires

Doris R. Garms
Notary Public

My commission expires: April 12, 1980

EXHIBIT A

A tract of land lying in the Northwest Quarter of the Northwest Quarter of Section 12, Township 14 North, Range 11 East of the 6th P.M., Douglas County, Nebraska, being more particularly described as follows:

Commencing at the Southeast Corner of the Northeast Quarter of the Northwest Quarter of Section 12-14-11; thence North $89^{\circ}10'23''$ West along the South Line of said Northeast Quarter a distance of 33 feet; thence North $00^{\circ}08'06''$ West along the West Right-Of-Way Line of 138th Street a distance of 25 feet to the point of beginning; thence North $89^{\circ}10'23''$ West on Line 25 feet North of and parallel to the South Line of the Northeast Quarter of the Northwest Quarter of Section 12-14-11, a distance of 237.03 feet; thence North $00^{\circ}18'06''$ West on a Line 237 feet West of and parallel to the West Line of 138th Street, a distance of 175.02 feet; thence South $89^{\circ}10'23''$ East on a Line 200 feet North of and parallel to the South Line of the Northeast Quarter of the Northwest Quarter of Section 12-14-11 a distance of 237.03 feet to the West Line of 138th Street; thence South $00^{\circ}08'06''$ East along said West Line a distance of 175.02 feet to point of beginning.

Containing: 41,480.69 square feet or 0.952 acres.

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1977 OCT 26 AM 9:48
REGISTER OF DEEDS
DOUGLAS COUNTY, NEBR.

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