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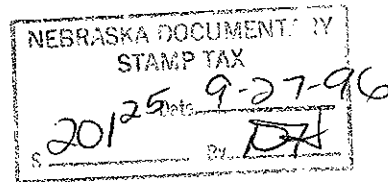
GEORGE J. BUGLEWICZ
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

PARTNERSHIP WARRANTY DEED

THE GRANTOR, STOCKYARDS PLAZA, LIMITED PARTNERSHIP, a Nebraska limited partnership, in consideration of One Dollar and other valuable consideration, receipt of which is hereby acknowledged, hereby conveys to JOAN S. HELD AND RICHARD S. HELD, TRUSTEES OF THE CHRISTOPHER R. HELD IRREVOCABLE TRUST, the following described real estate (as defined in Neb. Rev. Stat. 76-201) in Douglas County, Nebraska:

Lot 1, in STOCKYARDS PLAZA II, an Addition to the City of Omaha, as surveyed, platted and recorded, in Douglas County, Nebraska.

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THE GRANTOR covenants with Grantee that Grantor:

- (1) is lawfully seized of such real estate and that it is free from encumbrances subject to easements, reservations, covenants and restrictions of record, and subject to all regular taxes and special assessments;
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend the title to the real estate against the lawful claims of all persons.

Executed: 9-18, 1996

STOCKYARDS PLAZA, LIMITED PARTNERSHIP, a Nebraska limited partnership
By: Stockyards Plaza, Inc., a Nebraska corporation, General Partner

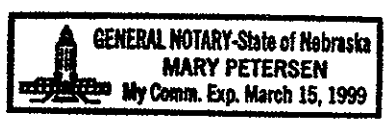
By: [Signature]

Its: [Signature]
(Corporate Seal)

STATE OF
COUNTY OF

The foregoing instrument was acknowledged before me this 18 day of Sept., 19 96 by DONALD F Day, as President of Stockyards Plaza, Inc., a Nebraska corporation, as General Partner of Stockyards Plaza, Limited Partnership, a Nebraska limited partnership, for and on behalf of the corporation and partnership

Mary Petersen
Notary Public



NOTARIAL SEAL AFFIXED
REGISTER OF DEEDS