

14103
PARTNERSHIP WARRANTY DEED

ComFed-Dodge Fund I Venture,

A Nebraska General Partnership

, Grantor,

a partnership organized and existing under and by virtue of the laws of the State of Nebraska,

in consideration of One Dollar and other good and valuable consideration ----

-----Dollars (\$ 1.00), receipt of

which is acknowledged, conveys to ComFed-Dodge Fund V, a Nebraska Limited

Partnership

, Grantee,

whether one or more, the following described real estate (as defined in Neb. Rev. Stat. §76-201) in

Lancaster

County, Nebraska:

A part of Lot 7, Block 5, Bishop Heights, Lincoln, Lancaster County, Nebraska, described as follows: Beginning at a point which is 150 feet East of the Southeast corner of Lot 38, Block 1, Bishop Heights, and on a line which is the extension of said South lot line; thence East on the extension said South lot line, a distance of 645.6 feet to a point on the Northwestern right of way line, Chicago, Rock Island and Pacific Railroad; thence Northeasterly along said railroad right of way on a curve to the left having a radius of 5679.58 feet and a central angle of 10°26', a chord distance of 358.2 feet to the point of curvature said curve; thence continuing along said railroad right of way a distance of 171.1 feet to the Southeast corner of Lot 24, Block 1, Bishop Heights; thence West along the South line of said Block 1, on a left deflection angle of 116°13', a distance of 724.9 feet to the Southwest corner Lot 31, said Block 1; thence Southwesterly along the Southeasterly line of Block 1, on a left deflection angle of 40°53', a distance of 217.65 feet; thence Southerly on a left deflection angle of 49°23', a distance of 331.54 feet to the point of beginning.

Grantor covenants with the Grantee that Grantor:

(1) is lawfully seised of such real estate and that it is free from encumbrances except mortgages, liens and encumbrances of record

(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:

June 6

, 19 85 COMFED-DODGE FUND I VENTURE, a

Nebraska General Partnership

BY: N. P. DODGE INVESTMENTS, INC. partner

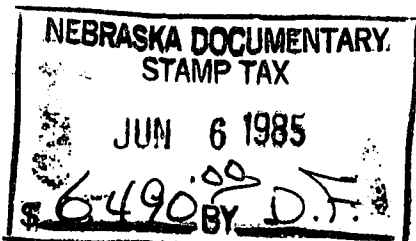
BY:

Vice President

BY: C. F. REALTY INVESTORS, INC. partner

By

President



STATE OF NEBRASKA, COUNTY OF Douglas:

The foregoing instrument was acknowledged before me on June 6

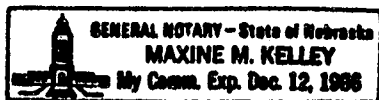
19 85, by Charles A. Peters, Vice President of N. P. Dodge Investments, Inc. partner & David E. Slattery, President of C. F. Realty Investors, Inc. partner

(Name of Partner)

partner on behalf of Com-Fed Dodge Fund I Venture, a Nebraska General Partnership

(Name of Partnership)

~~partnership.~~



Maxine M. Kelley
Notary Public

STATE OF NEBRASKA, COUNTY OF _____:

Filed for record and entered in Numerical

Index on _____

at _____ o'clock _____ M., and recorded in

Deed Record _____

Page _____

By: _____

County or Deputy County Clerk
Register of Deed or Deputy
Register of Deeds

TRUST AGREEMENT

COMES NOW, ComFed-Dodge Fund I Venture, a Nebraska General Partnership, hereinafter "Trustee", and ComFed-Dodge Fund V, a Nebraska Limited Partnership, hereinafter "Beneficiary", and agree and establish the Country Club Village Apartments Trust, and further agree as follows:

Trustee shall take temporary legal title in and to the real property known as Country Club Village Apartments and legally described as:

A part of Lot 7, Block 5, Bishop Heights, Lincoln, Lancaster County, Nebraska, described as follows: Beginning at a point which is 150 feet East of the Southeast corner of Lot 38, Block 1, Bishop Heights, and on a line which is the extension of said South lot line; thence East on the extension said South lot line, a distance of 645.6 feet to a point on the Northwestern right of way line, Chicago, Rock Island and Pacific Railroad; thence Northeasterly along said railroad right of way on a curve to the left having a radius of 5,679.58 feet and a central angle of $10^{\circ}26'$, a chord distance of 358.2 feet to the point of curvature said curve; thence continuing along said railroad right of way a distance of 171.1 feet to the Southeast corner of Lot 24, Block 1, Bishop Heights; thence West along the South line of said Block 1, on a left deflection angle of $116^{\circ}13'$, a distance of 724.9 feet to the Southwest corner Lot 31, said Block 1; thence Southwesterly along the Southeasterly line of Block 1, on a left deflection angle of $40^{\circ}53'$, a distance of 217.65 feet; thence Southerly on a left deflection angle of $49^{\circ}23'$, a distance of 331.54 feet to the point of beginning.

Trustee shall hold said property and manage said property on behalf of and for the account of Beneficiary for a period of twelve (12) months, or until ten (10) days after written demand by Beneficiary, whichever shall first occur, at which time, Trustee shall convey out said real property by Partnership Warranty Deed, free of encumbrances except mortgages, liens and encumbrances of record at the time of closing for no monetary consideration. Upon conveyance of said real estate, this trust shall automatically terminate.

Dated this 31st day of July, 1984.

TRUSTEE:

COMFED-DODGE FUND I VENTURE,
a Nebraska General Partnership

By: N. P. DODGE INVESTMENTS, INC.,
Partner

By *[Signature]*
Vice President

BENEFICIARY:

COMFED-DODGE FUND V,
a Nebraska Limited Partnership,

By: COMFED-DODGE FUND V VENTURE,
A Nebraska General Partnership,
A General Partner

By: N. P. DODGE INVESTMENTS, INC.,
Partner

By *[Signature]*
Vice President

JO

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X

LANCASTER COUNTY, NEBR.

Dan Galt
REGISTER OF DEEDS

1985 JUN -6 PM 4:24

ENTERED ON
NUMERICAL INDEX
FILED FOR RECORD AS:
INST. NO. 85 14103

\$10.50