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GEORGE J. DUDLEY, C2
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

NEBR DOC STAMP TAX
Date 3 6 96
\$85.75 By [Signature]



WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that Howard Street Apartments Limited Partnership, a Nebraska Limited Partnership, herein called the GRANTOR, whether one or more, in consideration of One Dollar and other valuable consideration received from GRANTEES, does grant, bargain, sell convey and confirm unto:

Broadmoor Properties III, a Nebraska Limited Partnership

Herein called the GRANTEE whether one or more, the following described real property in DOUGLAS COUNTY, NEBRASKA.

An Undivided 17% interest in Lot 1, Lindsay's Acres, a Subdivision in the City of Omaha, Douglas County, Nebraska.

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 GRANTOR 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 those easements, restrictions and covenants of record..

That GRANTOR has good right and lawful authority to convey the same; and that GRANTOR warrants and will defend the title to said premises against the lawful claims of all persons whomsoever.

EXECUTED THIS 28th day of February, 1996.

Howard Street Apartments Limited Partnership,
a Nebraska Limited Partnership

BY [Signature]
Howard M. Kooper, General Partner

02454 49-22601
FEE 1.00 FB
DEL C/O [Signature] COMP mb
LEGAL PG [Signature] FV

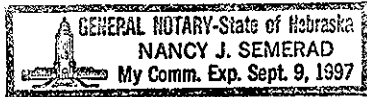
STATE OF NEBRASKA)

)ss.

COUNTY OF DOUGLAS)

On this 28th day of February, 1996, before me, the undersigned, a Notary Public, duly commissioned and qualified for in said County, personally came Howard M. Kooper, as General Partner of Howard Street Apartments Limited Partnership, a Nebraska Limited Partnership, known to be the identical person or persons whose name is or names are affixed to the foregoing instrument and acknowledged the execution thereof to be his or their voluntary act and deed and the voluntary act and deed of said partnership.

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.



Nancy J. Semerad
Notary Public

My commission expires the 9th day of Sept., 1997.