

#35



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 8% interest in and to Lot 1, Lindsay's Acres, an Addition to 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.

DATED THIS 17 day of March, 1997.

HOWARD STREET APARTMENTS LIMITED PARTNERSHIP

By: Howard M. Kooper
Howard M. Kooper, General Partner

By: Thomas H. Fellman
Thomas H. Fellman, General Partner

By: Broadmoor Development Co., Inc., General Partner

By: Thomas H. Fellman
President

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STATE OF NEBRASKA)
)ss.
COUNTY OF DOUGLAS)

On this 17 day of March, 1997, before me, the undersigned, a Notary Public, duly commissioned and qualified for in said County, personally came Howard M. Kooper and Thomas H. Fellman, and Thomas H. Fellman, President of Broadmoor Development Co., Inc., a Nebraska corporation, General Partners 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 their voluntary act and deed of said corporation and partnership.

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

Cynthia A. Lapiere
NOTARY PUBLIC

My commission expires the 3rd day of February, 2001.

RECEIVED
MAR 18 9 03 AM '97
RICHARD N. TAKECHI
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

NEBRASKA DOCUMENTARY
STAMP TAX
Date 3-18-97
455.00 By DW

CYNTHIA A. LAPIER
MY COMMISSION EXPIRES
February 3, 2001
Bonded Thru Notary Public Underwriters

T97-705