BW 35

Irving B. Epstein EPSTEIN & EPSTEIN Suite 123 Regency One Building 10050 Regency Circle Omaha, Nebraska 68114-3721





DEED

IRVING B. EPSTEIN and GERALDINE H. EPSTEIN, husband and wife, herein after called the "Grantor", in consideration of one dollar (\$1.00) and other valuable consideration received from Grantee, do convey and confirm unto NICHOLAS VENTURE, L.L.C., a Nebraska limited liability company, herein called the "Grantee", an undivided 23 173% share of the following described real property in Douglas County, Nebraska:

Lots 1, 2, 3, 4, 5, and 6, in Block 10, in Carthage Addition, an Addition to the City of Omaha, Douglas County, Nebraska, together with the South half of vacated Caldwell Street adjacent to said Lot 1; and, Lots 1, 2, 3, 4, 5, and 6, in Block 9, in Carthage Addition, an Addition to the City of Omaha, Douglas County, Nebraska, together with the South half of vacated Caldwell Street adjacent to said Lot 1 on the North and together with the East half of the vacated alley adjacent to said Lots on the West.

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.

STATE OF NEBRASKA)
) ss:

Before me, a Notary Public qualified for said county, personally came Irving B. Epstein and Geraldine H. Epstein, husband and wife, known to me to be the identical persons who signed the foregoing instrument; and, acknowledged the execution thereof to be their voluntary act and deed.

Witness my hand and notarial seal on this 37 day of August, 1997.

RECEIVED

P 23 3 27 PH '97

FOLSTER OF DEEDIL

FOLKS COUNTY OF

COUNTY OF DOUGLAS

GENERAL NOTARY STATE OF Nebraska
MELANIE OLSEN
My Comm. Exp. Dec. 20, 2000

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NEBRASKA DOCUMENTARY