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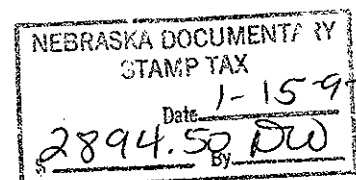
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RICHARD N. TAKECHI  
REGISTER OF DEEDS  
DOUGLAS COUNTY, NE

## WARRANTY DEED

Lanoha-Pacific Development, Inc., a Nebraska corporation, GRANTOR, in consideration of Two Dollars (\$2.00) and other good and valuable consideration received from GRANTEE, Hy-Vee, Inc., an Iowa corporation, conveys to GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lot 1, Pacific Springs Replat 3, a Subdivision, as surveyed, platted and recorded, in Douglas County, Nebraska, being an Administrative Subdivision of Lot 32, Pacific Springs, a platted and recorded Subdivision in Douglas County, Nebraska.



GRANTOR covenants with GRANTEES and their successors that GRANTOR:

(1) is lawfully seised of such real estate, that it is free from encumbrances, except easements, restrictions and reservations of record; and a pro-rated share of 1996 county of Douglas, 1997 City of Omaha consolidated real estate taxes and subsequent taxes and assessments;

(2) has legal power and lawful authority to convey the same;

(3) warrants and will defend title to the real estate against the lawful claims of all persons.

Executed 1-10, 1997.

Lanoha-Pacific Development, Inc., a Nebraska corporation

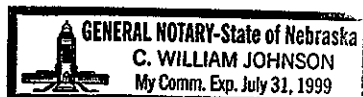
By: [Signature]  
Its: President

County of Douglas)  
) ss.  
State of Nebraska)

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The foregoing was acknowledged before me on January 10, 1997 by David F. Lanoha as President of Lanoha-Pacific Development, Inc., a Nebraska corporation, on behalf of the corporation.

(Seal)



[Signature]  
Notary Public

NOTARIAL SEAL AFFIXED  
REGISTER OF DEEDS