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RICHARD H. TAKECHI  
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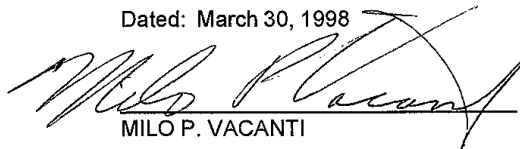
LOST DEED AFFIDAVIT AGREEMENT


STATE OF NEBRASKA     )  
  ) s.s.  
COUNTY OF DOUGLAS    )

We, MILO P. VACANTI and CHARLES J. VACANTI, being first duly sworn state that:

1. We are partners of V & R COMPANY, a Nebraska general partnership, and that there are no other partners of V & R COMPANY.
2. In November of 1995, we acquired the entire interest in V&R Company of former partner, Alfred J. Vacanti, now deceased.
3. V & R COMPANY conveyed to V & R JOINT VENTURE, by Partnership Warranty Deed dated July 1, 1990, the real property legally described as:  
       Lots 23, 24, 47 and 48, Empire <sup>V PARK</sup> Replat II, an Addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska, also known as 11132-46 Mockingbird Dr.
4. The original deed was executed in due form by all partners of V & R COMPANY, and was delivered to Grantee, V & R JOINT VENTURE.
5. The original deed has become lost or misplaced, and after a diligent search, we have been unable to locate the original of the Deed.
6. The attached document is a true and accurate copy of the Partnership Warranty Deed.

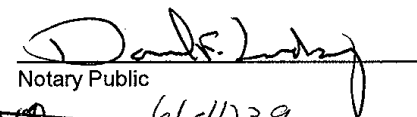
Dated: March 30, 1998

  
MILO P. VACANTI

  
CHARLES J. VACANTI

Acknowledged before me this 30 day of March, 1998 by MILO P. VACANTI and CHARLES J. VACANTI.

GENERAL NOTARY-State of Nebraska  
DANIEL F. LINDSAY  
My Comm. Exp. May 2, 1999

#   
Notary Public

FEE 2.00 FB 61-1239  
BKP 88-383 C/O \_\_\_\_\_ COMP PP  
DEED IN SCAN OK FV AM

NEBRASKA DOCUMENTARY  
STAMP TAX  
5/86 Date 4/3/98  
By EW

4770 430

Return  
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PARTNERSHIP WARRANTY DEED

V & R COMPANY, a Nebraska Partnership, GRANTOR,

in consideration of One Dollar and other Valuable Consideration,  
received from GRANTEE,

V & R JOINT VENTURE, a Nebraska General Partnership

conveys to GRANTEE the following described real estate (as  
defined in Neb.Rev.Stat. 76-201):

Lots 23, 24, 47 and 48, Empire Replat II, an Addition to  
the City of Omaha, as surveyed, platted and recorded in  
Douglas County, Nebraska.

Also known as 11132-46 Mockingbird Drive.

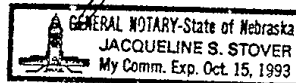
GRANTOR covenants with GRANTEE that GRANTOR:

- (1) Is lawfully seized of such real estate and that it is free  
from encumbrances except those presently of record;
- (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: July 1, 1990.

V & R COMPANY, a Nebraska  
Partnership,  
By: [Signature]  
Alfred J. Vacanti, Partner  
[Signature]  
Milo P. Vacanti, Partner  
[Signature]  
Charles J. Vacanti, Partner

STATE OF NEBRASKA )  
                          ) SS.  
County of Douglas )



The foregoing instrument was acknowledged before me on  
July 1, 1990, by ALFRED J. VACANTI, MILO P. VACANTI, and CHARLES  
J. VACANTI, partners on behalf of V & R Company, a Nebraska  
Partnership.

[Signature]  
Notary Public