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NEBRASKA DOCUMENTARY
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SPECIAL WARRANTY DEED

GRANTOR, ZERMATT EQUITY CORPORATION, a Nebraska corporation, as part of an Internal Revenue Code § 1031(a)(3) tax-deferred exchange, hereby conveys at the direction of Nebraska Title Company, the qualified intermediary under Treas. Reg. § 1.1031(k)-1(g)(4) with respect to such exchange, directly to GRANTEE, R.E.D. CAPITAL MANAGEMENT, L.L.C., a Kansas limited liability company, the real estate (as defined in Neb. Rev. Stat. § 76-201) described on Exhibit "A" attached hereto and incorporated herein by this reference.

GRANTOR covenants with GRANTEE that GRANTOR:

- (1) is lawfully seised of such real estate and that it is free from encumbrances, except encumbrances, liens, easements and restrictions of record;
- (2) has legal power and lawful authority to convey the same; and
- (3) warrants and will defend title to the real estate against the lawful claims of all persons claiming the same or any part thereof through, by or under GRANTOR.

Dated: April 9, 1998.

ZERMATT EQUITY CORPORATION,
a Nebraska corporation

By: Gregory E. Sutton
Gregory E. Sutton, President

STATE OF NEBRASKA)
)ss.
COUNTY OF LANCASTER)

The foregoing instrument was acknowledged before me on this 9th day of April, 1998, by Gregory E. Sutton, President of Zermatt Equity Corporation, a Nebraska corporation, on behalf of the corporation.

GENERAL NOTARY - State of Nebraska
JENNIFER J. STRAND
My Comm. Exp. Oct. 1, 2000

Jennifer Strand
Notary Public

NTE

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EXHIBIT A

A TRACT OF LAND COMPOSED OF A PORTION OF THE REMAINING PORTION OF OUTLOT "B", SOUTHERN HILLS 3RD ADDITION, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 18, AND THAT PORTION OF VACATED ORIGINAL PINE LAKE ROAD RIGHT-OF-WAY LYING IN SAID SOUTHWEST QUARTER OF SECTION 18, AND LOT 24 IRREGULAR TRACTS, LOCATED IN THE NORTHWEST QUARTER OF SECTION 19, AND THAT PORTION OF VACATED ORIGINAL PINE LAKE ROAD RIGHT-OF-WAY LYING IN SAID NORTHWEST QUARTER OF SECTION 19, ALL LOCATED IN TOWNSHIP 9 NORTH, RANGE 7 EAST OF THE 6TH P.M., CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 18; THENCE ON AN ASSUMED BEARING OF SOUTH 89 DEGREES 32 MINUTES 18 SECONDS EAST ALONG THE SOUTH LINE OF SAID SECTION 18, A DISTANCE OF 60.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 01 MINUTES 35 SECONDS EAST ALONG THE EAST RIGHT-OF-WAY LINE OF SOUTH 27TH STREET, SAID LINE BEING 60.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 18, A DISTANCE OF 1115.40 FEET TO THE NORTHWEST CORNER OF SAID OUTLOT "B"; THENCE SOUTH 89 DEGREES 56 MINUTES 35 SECONDS EAST ALONG THE NORTH LINE OF SAID OUTLOT "B", A DISTANCE OF 269.98 FEET TO A POINT; THENCE NORTH 53 DEGREES 04 MINUTES 04 SECONDS EAST ALONG A NORTHWEST LINE OF SAID OUTLOT "B" A DISTANCE OF 122.43 FEET TO A POINT; THENCE NORTH 00 DEGREES 07 MINUTES 42 SECONDS EAST ALONG A WEST LINE OF SAID OUTLOT "B", A DISTANCE OF 128.87 FEET TO A POINT; THENCE SOUTH 89 DEGREES 59 MINUTES 08 SECONDS EAST ALONG A NORTH LINE OF SAID OUTLOT "B", A DISTANCE OF 935.16 FEET TO A POINT; THENCE SOUTH 08 DEGREES 22 MINUTES 50 SECONDS EAST ALONG AN EAST LINE OF SAID OUTLOT "B", A DISTANCE OF 87.74 FEET TO A POINT; THENCE SOUTH 25 DEGREES 12 MINUTES 38 SECONDS EAST ALONG AN EAST LINE OF SAID OUTLOT "B", A DISTANCE OF 87.74 FEET TO A POINT; THENCE SOUTH 42 DEGREES 02 MINUTES 25 SECONDS EAST ALONG A NORTHEAST LINE OF SAID OUTLOT "B", A DISTANCE OF 87.74 FEET TO A POINT; THENCE SOUTH 58 DEGREES 52 MINUTES 13 SECONDS EAST ALONG A NORTHEAST LINE OF SAID OUTLOT "B", A DISTANCE OF 87.74 FEET TO A POINT; THENCE SOUTH 75 DEGREES 45 MINUTES 47 SECONDS EAST ALONG A NORTH LINE OF SAID OUTLOT "B", A DISTANCE OF 87.73 FEET TO A POINT; THENCE SOUTH 86 DEGREES 51 MINUTES 32 SECONDS EAST ALONG A NORTH LINE OF SAID OUTLOT "B", A DISTANCE OF 30.59 FEET TO A POINT; THENCE SOUTH 89 DEGREES 58 MINUTES 05 SECONDS EAST ALONG A NORTH LINE OF SAID OUTLOT "B", A DISTANCE OF 791.61 FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF SOUTH 32ND STREET; THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION HAVING A RADIUS OF 135.00 FEET, ARC LENGTH OF 24.30 FEET, DELTA ANGLE OF 10 DEGREES 18 MINUTES 52 SECONDS, A CHORD BEARING OF SOUTH 07 DEGREES 56 MINUTES 19 SECONDS WEST ALONG THE WEST LINE OF SAID RIGHT-OF-WAY LINE, AND A CHORD LENGTH OF 24.27 FEET TO A POINT; THENCE SOUTH 76 DEGREES 37 MINUTES 18 SECONDS EAST ALONG THE SOUTH LINE OF SAID RIGHT-OF-WAY LINE, A DISTANCE OF 80.00 FEET TO A POINT; THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION HAVING A RADIUS OF 215.00 FEET, ARC LENGTH OF 45.70 FEET, DELTA ANGLE OF 12 DEGREES 10 MINUTES 46 SECONDS, A CHORD BEARING OF SOUTH 19 DEGREES 17 MINUTES 27 SECONDS WEST ALONG THE EAST RIGHT-OF-WAY LINE OF PROPOSED SOUTH 32ND STREET A CHORD LENGTH OF 45.62 FEET TO A POINT; THENCE ALONG A CURVE IN A COUNTERCLOCKWISE DIRECTION HAVING A RADIUS OF 385.00 FEET, ARC LENGTH OF 168.53 FEET, DELTA ANGLE OF 25 DEGREES 08 MINUTES 27 SECONDS, A CHORD BEARING OF SOUTH 12 DEGREES 48 MINUTES 36 SECONDS WEST ALONG THE EAST LINE OF SAID PROPOSED RIGHT-OF-WAY LINE A CHORD LENGTH OF 167.58 FEET TO A POINT; THENCE SOUTH 00 DEGREES 14 MINUTES 23 SECONDS WEST ALONG THE EAST LINE OF SAID

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PROPOSED RIGHT-OF-WAY LINE A DISTANCE OF 437.57 FEET TO A POINT; THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION HAVING A RADIUS OF 58.00 FEET, ARC LENGTH OF 93.93 FEET, DELTA ANGLE OF 92 DEGREES 47 MINUTES 38 SECONDS, A CHORD BEARING OF SOUTH 00 DEGREES 14 MINUTES 23 SECONDS WEST ALONG THE EAST LINE OF SAID PROPOSED RIGHT-OF-WAY LINE A CHORD LENGTH OF 84.00 FEET TO A POINT; THENCE SOUTH 00 DEGREES 14 MINUTES 23 SECONDS WEST ALONG THE EAST LINE OF SAID PROPOSED RIGHT-OF-WAY LINE, A DISTANCE OF 180.80 FEET TO A POINT; THENCE SOUTH 44 DEGREES 38 MINUES 57 SECONDS EAST ALONG THE EAST LINE OF SAID PROPOSED RIGHT-OF-WAY LINE A DISTANCE OF 35.42 FEET TO A POINT; THENCE NORTH 89 DEGREES 32 MINUTES 18 SECONDS WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF PINE LAKE ROAD, SAID LINE BEING 60.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 18, A DISTANCE OF 830.31 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE IN A COUNTERCLOCKWISE DIRECTION HAVING A RADIUS OF 1060.00 FEET, ARC LENGTH OF 539.01 FEET, DELTA ANGLE OF 29 DEGREES 08 MINUTES 06 SECONDS, A CHORD BEARING OF SOUTH 75 DEGREES 54 MINUTES 28 SECONDS WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF PINE LAKE ROAD, A CHORD LENGTH OF 533.22 FEET TO A POINT OF TANGENCY; THENCE SOUTH 61 DEGREES 19 MINUTES 59 SECONDS WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF PINE LAKE ROAD, A DISTANCE OF 502.50 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION HAVING A RADIUS OF 940.00 FEET, ARC LENGTH OF 469.92 FEET, DELTA ANGLE OF 28 DEGREES 38 MINUTES 35 SECONDS, A CHORD BEARING OF SOUTH 75 DEGREES 36 MINUTES 45 SECONDS WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF PINE LAKE ROAD, A CHORD LENGTH OF 465.04 FEET TO A POINT OF TANGENCY; THENCE SOUTH 89 DEGREES 56 MINUTES 17 SECONDS WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF PINE LAKE ROAD, A DISTANCE OF 160.07 FEET TO A POINT; THENCE NORTH 45 DEGREES 07 MINUTES 56 SECONDS WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF PINE LAKE ROAD, A DISTANCE OF 56.51 FEET TO A POINT; THENCE NORTH 00 DEGREES 02 MINUTES 28 SECONDS WEST ALONG THE EAST RIGHT-OF-WAY LINE OF SOUTH 27TH STREET, SAID LINE BEING 60.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 19, A DISTANCE OF 399.71 FEET TO THE TRUE POINT OF BEGINNING.