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Carol Simmons  
REGISTER OF DEEDS  
DODGE COUNTY, NE

NEBRASKA DOCUMENTARY  
STAMP TAX  
\$350.00 By 4-22-98

### WARRANTY DEED

MICHAEL H. SIMMONDS AND LINDA SIMMONDS, Husband and Wife, GRANTOR(S), in consideration of Two Dollars (\$2.00) and other good and valuable consideration received from GOLDEN CORRAL CORPORATION, a North Carolina corporation, GRANTEE(S), conveys to GRANTEE(S) the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The West 237.00 feet of Lot 1, Block 1, Howard Williams Fifth Addition, an Addition to the City of Fremont, Dodge County, Nebraska.

Grantor specifically reserves for itself, its Permittees, successors and assigns, and for the benefit of all subsequent owners or occupants of certain adjacent real estate, a perpetual, exclusive, unrestricted easement and subjects the real estate to certain use restrictions, all as set forth in an Agreement Concerning the Imposition of Certain Easements, Covenants and Conditions which is executed contemporaneously between Grantor and Grantee (the "Declaration"). All easements, restrictions and covenants granted pursuant to the Declaration shall run with the land.

#### GRANTOR covenants with GRANTEE that GRANTOR:

- (1) is lawfully seized of such real estate, that it is free from encumbrances, except to easements, restrictions and reservations 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 April 14, 1998.

Michael H. Simmonds  
MICHAEL H. SIMMONDS

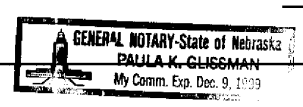
Linda Simmonds  
LINDA SIMMONDS

STATE OF Nebraska )  
COUNTY OF Douglas ) ss.

The foregoing instrument was acknowledged before me on this 14 day of April, 1998, by MICHAEL H. SIMMONDS AND LINDA SIMMONDS, Husband and Wife.

Paula K. Glissman  
Notary Public

My Commission Expires



Return to:  
Spence Title Services  
1905 Harney St. #210  
Omaha, NE 68102