

LANCASTER COUNTY, NE.

NOTARY PUBLIC

Nov 5 4 12 PM '97

INST. NO 97

046707

#1050

BLOCK  
 CODE IT  
 GREENS  
 CHECKED  
 ENTERED  
 EDITED

### CORPORATE SURVIVORSHIP WARRANTY DEED

a married person

KNOW ALL MEN BY THESE PRESENTS That Indian Village Shopping Center, Inc., a Corporation in consideration of One Dollar and other valuable consideration received from grantee, does grant, bargain, sell, convey and confirm unto Jeffrey J. Fredrick ~~with his then wife, Deborah Fredrick, as joint tenants with right of survivorship, and to their children, as tenants in common;~~ the following described real property in Lancaster County, Nebraska

Irregular Tract 73, in the Northeast 1/4 of Section 2, Township 9 North, Range 6 East of the 6th P.M., Lincoln, Lancaster County, Nebraska; and

Lots 1, 2, 3, 4 and 5 of Blocks 2 and 3, inclusive, except for the South 5 feet of Lot 5, Block 3, and except that portion conveyed to the City of Lincoln in a Deed dated the 26th day of February, 1979, all in W. H. Green's Subdivision of Lots 37 and 45 in the Northeast 1/4 of Section 2, Township 9 North, Range 6 East of the 6th P.M., Lincoln, Lancaster County, Nebraska, together with vacated Cave Street.

NEBRASKA DOCUMENTARY  
 STAMP TAX

NOV 05 1997

\$ 2,450<sup>00</sup> BY ce

PO Box 80612 (01)

To have and to hold the above described premises together with all tenements, hereditaments and appurtenances thereto belonging unto the grantees and to their assigns, or to the heirs and assigns of the survivor of them forever. And the grantor does hereby covenant with the grantees and with their assigns and with the heirs and assigns of the survivor of them that grantor is lawfully seized of said premises; that they are free from encumbrance except covenants, easements and restrictions of record; all regular taxes and special assessments; except those levied or assessed subsequent to date hereof; that grantor has good right and lawful authority to convey the same; and that grantor warrants and will defend the title to said premises against the lawful claims of all persons whomsoever.

It is the intention of all parties hereto that in the event of the death of either of the grantees, the entire fee simple to the real estate shall vest in the surviving grantee.

In witness whereof, grantor has hereunto caused its corporate seal to be affixed and these presents signed by its President.

Dated: 5 Nov, 97

Indian Village Shopping Center, Inc.,  
 a Nebraska corporation

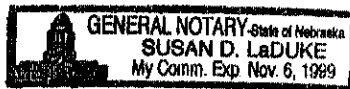
*Robert Muller*  
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by: Robert Muller, President

STATE OF NEBRASKA  
 COUNTY OF LANCASTER

The foregoing instrument was acknowledged before me this 5 day of Nov., 1997 by Robert Muller, the President of Indian Village Shopping Center, Inc., a Nebraska Corporation, on behalf of the corporation.

*Susan D. LaDuke*  
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 Notary Public



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