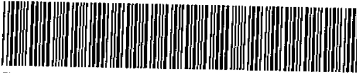


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RICHARD N. TAKECHI
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT I or WE, HELEN DOLL, A SINGLE PERSON, herein called the grantor whether one or more, in consideration of One Dollar and other valuable consideration received from grantee, do hereby grant, bargain, sell, convey and confirm unto 192 CENTER STREET, L.L.C., a Nebraska limited liability company, herein called the grantee whether one or more, the following described real property in Douglas County, Nebraska:

The Southeast Quarter of the Southeast Quarter (SE1/4 SE1/4) of Section 30, Township 15 North, Range 11 East of the 6th P.M., in Douglas County, Nebraska, EXCEPT that part thereof taken for highway purposes described as follows:

Beginning at the Southeast corner of said Section 30; thence Westerly, on the South line of the East half of the Southeast Quarter of said Section 30, a distance of 1,321.3 feet, more or less, to the Southwest corner of said East Half of the Southeast Quarter; thence Northerly, on the West line of said East Half of the Southeast Quarter, a distance of 62.5 feet; thence Easterly, 91°32' right, a distance of 702.6 feet, to a point 50.7 feet Northerly from said South line; thence Southerly, on a line perpendicular to said South line, a distance of 17.7 feet; thence Easterly, on a line 33.0 feet Northerly from and parallel to said South line, a distance of 619.1 feet, more or less, to a point on the East line of said East Half of the Southeast Quarter; thence Southerly, on said East line, a distance of 33.0 feet, to the Point of Beginning;

Subject to public roads and/or highways.

To have and to hold the above described premises together with all tenements, hereditaments and appurtenances thereto belonging unto the grantee and to grantee's heirs and assigns forever.

And the grantor does hereby covenant with the grantee and with grantee's heirs and assigns 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.

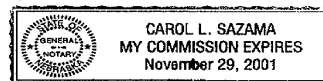
Dated: March 30, 1999

Helen Doll
HELEN DOLL

STATE OF NEBRASKA
COUNTY OF DOUGLAS

The foregoing instrument was acknowledged before me this 30th day of March, 1999 by HELEN DOLL, A SINGLE PERSON.

Carol L. Szama
Notary Public



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BKP 30-15-11 C/O Y COMP EP
DEL SCAN FK FV

192 Center Str., L.L.C.
641 So. 93rd Str.
Omaha, NE 68114

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