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KAER P. VANICE III and BARBARA A. VANICE, husband andwife, of Lincoln, Lancaster County, Nebraska (hereinafter called Grantors) in consideration of One Dollar (\$1.00) and other valuable consideration, the receipt of which is hereby acknowledged, does grant, bargain, sell, convey and confirm unto WILLIAM D. STOCK and JANETTE A. STOCK, husband and wife, of Omaha, Douglas County, Nebraska, as joint tenants with right of survivorship and not as tenants in common (hereinafter called Grantees), the following described premises in Lancaster County, Nebraska:

All of Lot Fifty-four (54), Irregular Tracts, in the Southwest Quarter of Section Twenty-two (22), Township Ten (10) North, Range Seven (7), East of the 6th P.M., in Lincoln, Lancaster County, Nebraska lying East of a north-south line located as follows:

Referring to the Southwest corner of said Section Twenty-two (22), thence easterly on the South line of said Section Twenty-two (22) a distance of Two Hundred Fifty (250) feet; thence northerly a distance of Fiftyfive (55) feet to the South boundary line of said Lot Fifty-four (54) to the point of beginning of said north-south line; thence northerly along a line parallel to the west boundary line of said Lot Fifty-four (54) a distance of Two Hundred (200) feet to a point; thence easterly along a line parallel to the south boundary line of said Lot Fifty-four (54) a distance of Thirty-three (33) feet to a point; thence northerly along a line parallel to the west boundary line of said Lot Fifty-four (54) a distance of Two Hundred Fifty-three and Fortyone one-hundredths (253.41) feet, more or less, to a point on the north boundary line of said Lot Fifty-four (54) which point is Two Hundred Ninety-five and Thirty-one one-hundredths (295.31) feet, more or less from the Northwest corner of said Lot Fifty-four (54) as measured along said north boundary line and which point is the point of termination of said north-south line;

said premises above described containing 2.996 acres, more or less;

TO HAVE AND TO HOLD the above described premises, together with all hereditaments, appurtenances, buildings, improvements and fixtures thereon and thereto belonging, unto Grantees and to their assigns, or to the heirs and assigns of the survivor of them forever.

Grantors do hereby covenant with Grantees, and with their assigns and with the heirs and assigns of the survivor of them,

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that Grantors are lawfully seised of said premises; that they are free from lien and encumbrance except easements and restrictions of record (including but not limited to the obligation involving repair and maintenance of a frontage roadway and curbing across the premises contained in an easement deed from Grantors to Mobil Oil Corporation dated November 21, 1969), and further subject to the restriction herein imposed against the premises so as to run with the land constituting the premises and herein covenanted and agreed to by Grantees, for themselves and their assigns and the heirs and assigns of the survivor of them, as evidenced by their acceptance of delivery of this deed, not to permit the tenancy or operation of any restaurant upon the premises until the expiration or sooner termination of a certain lease dated as of May 5, 1971 from Grantors to Ralston Purina Company, and any extensions or renewals thereof, which restriction is for the benefit of said Ralston Purina Company, or assigns, only and may be released or modified by said Ralston Purina Company, or assigns; that Grantors have good, right and lawful authority to convey the premises; and that Grantors warrant and will defend the title to said premises against the lawful claims of all persons whomsoever.

And said Barbara A. Vanice hereby relinquishes all of her right, title and interest in and to the above described premises.

It is the intention of all parties hereto that in the event of the death of either of the Grantees the entire fee title to the premises shall vest in the survivor Grantee.

Dated this 22 md day of October, 1971.

Kaer P. Vanice III

- Barbara A. Vanice

STATE OF NEBRASKA) , ss COUNTY OF LANCASTER)

On this 22 day of October 1971, before me, a Notary Public duly commissioned and residing in said County and State, personally came Kaer P. Vanice III and Barbara A. Vanice, husband and wife, to me known to be the identical persons whose names are subscribed to the foregoing instrument, and acknowledged