

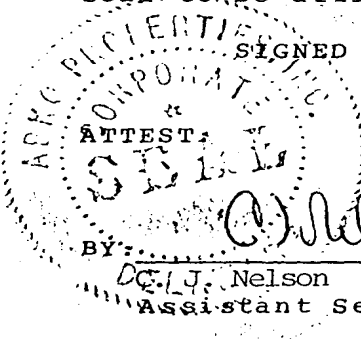
LIMITED WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that ABKO PROPERTIES, INC., formerly known as Chrysler Realty Corporation, a Delaware corporation, hereinafter called "Grantor", for and in consideration of the sum of ONE MILLION DOLLARS (\$1,000,000.00) in hand paid, does hereby grant, bargain, sell and convey unto COX CABLE COMMUNICATIONS, INC., a Delaware corporation, hereinafter called "Grantee", the following described real estate, situated in the County of Douglas and State of Nebraska, as more fully described in Exhibit "A" attached hereto.

TO HAVE AND TO HOLD the above described premises, with the aforesaid appurtenances, unto the said Grantee, and to its successors and assigns forever, and the Grantor herein, for itself and its successors and assigns, does covenant with the Grantee named herein and with its successors and assigns that it is lawfully seized of said premises; that said Grantor has good title to and good right and lawful authority to convey the same and it does hereby covenant to warrant and forever defend said premises unto the Grantee and unto its successors and assigns forever, against the lawful claims of all persons by, through or under it.

IN WITNESS WHEREOF, the said Grantor has caused this instrument to be executed by its Vice President and its corporate seal to be affixed hereto.

SIGNED this 9th day of December, 1981.

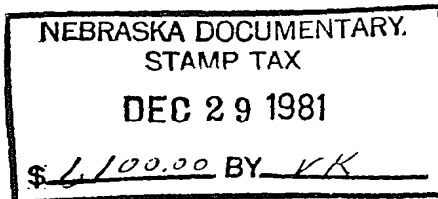


BY: [Signature]  
D. J. Nelson  
Assistant Secretary

ABKO PROPERTIES, INC.  
BY: [Signature]  
S. H. Cammett, Jr.  
Vice President

IN THE PRESENCE OF:

[Signature]  
[Signature]



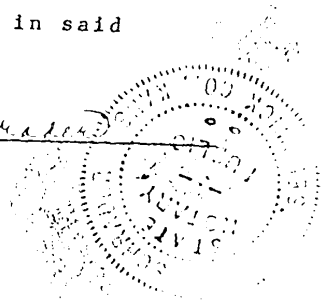
STATE OF KANSAS )  
                                  ) SS:  
COUNTY OF SEDGWICK )

On this 9th day of December, 1981, before me, the undersigned, a Notary Public in and for said County and State, personally came S. H. Cammett, Jr., Vice President of ABKO Properties, Inc. (a Delaware corporation), to me personally known to be the Vice President and the identical person whose name is affixed to the above conveyance, and acknowledged the execution thereof to be his voluntary act and deed as such officer and the voluntary act and deed of said corporation and that the corporate seal of the said corporation was thereto affixed by its authority.

219 Perimeter Center Parkway  
Atlanta Georgia 30346

WITNESS MY HAND and Notarial Seal at Wichita, in said County, the day and year last above written.

Linda S. Schaefer  
NOTARY PUBLIC



My commission expires:

2/12/82

This Instrument Prepared By:

Ronald D. Watson  
ABKO Properties, Inc.  
P. O. Box 2236  
Wichita, Kansas 67201

## EXHIBIT "A"

## PARCEL I:

That part of Lot 1, Block 11, MEADOW LANE PARK, as surveyed, platted and recorded in Douglas County, Nebraska, described as follows: Beginning at a point on the North line of said Lot 1, said point being N 89° 56' 40" E. 694.45 feet from the Northwest corner of said Lot 1, Block 11; thence S 0° 39' 20" W 850.61 feet; thence S 89° 20' 40" E 356.31 feet to a point on the West R. O. W. line of 115th Street, thence N 0° 39' 20" E on the West R.O.W. line of 115th Street, 585.57 feet to a point of curve; thence on a curve to the left (radius being 143.23 feet and chord bearing N 12° 43' 10" W.) an arc distance of 66.87 feet; thence N 26° 05' 40" W on the Westerly R. O. W. line of 115th Street 46.15 feet; thence N 5° 31' 40" W on the Westerly R. O. W. line of 115th Street, 46.42 feet; thence N 2° 47' 45" W on the Westerly R.O.W. line of 115th Street, 91.18 feet to a point of curve; thence on a curve to the left (radius being 47.0 feet and chord bearing N 19° 56' 05") an arc distance of 28.12 feet to the point of intersection with the North line of said Lot 1; thence S 89° 56' 40" W on the North line of said Lot 1, 300.0 feet to the point of beginning except the South 50 feet thereof, except that part of the above described tract taken for road right-of-way by condemnation as recorded in Book 621, Page 521 of the Douglas County Records and described as follows: Referring to the Northeast corner of said lot; thence Westerly a distance of 19.67 feet along the Southerly existing road right-of-way line to the point of beginning; thence Westerly deflecting 000 degrees, 00 minutes a distance of 300.0 feet along said right of way line; thence Southerly deflecting 089 degrees, 17 minutes left, a distance of 35.00 feet along the property line of the condemnee(s); thence Easterly deflecting 090 degrees, 43 minutes left, a distance of 292.45 feet; thence Southeasterly deflecting 039 degrees, 50 minutes right, a distance of 23.42 feet; thence Northerly deflecting 132 degrees, 34 minutes left, a distance of 23.98 feet along the Westerly 115th Street right of way line; thence Northerly on a 47.00 foot radius curve to the left, deflection to the initial tangent being 000 degrees, 59 minutes right, a distance of 27.92 feet, subtending a central angle of 034 degrees, 02 minutes along said right of way line to the point of beginning.

Non-exclusive

## PARCEL II:

Easement for ingress and egress over S 50' of the following described tract: That part of Lot 1, Block 11, MEADOW LANE PARK, as surveyed, platted and recorded in Douglas County, Nebraska, described as follows: Beginning at a point on the North line of said Lot 1, said point being N 89° 56' 40" E 694.45 feet from the Northwest corner of said Lot 1, Block 11; thence S 0° 39' 20" W 850.61 feet; thence S 89° 20' 40" E 356.31 feet to a point on the West R.O. W. line of 115th Street; thence N 0° 39' 20" E. on the West R.O.W. line of 115th Street, 585.57 feet to a point of curve; thence on a curve to the left (radius being 143.23 feet and chord bearing N 12° 43' 10" W.) an arc distance of 66.87 feet; thence N 26° 05' 40" W on the westerly R.O.W. line of 115th Street, 46.15 feet; thence N 5° 31' 40" W. on the Westerly R.O.W. line of 115th Street, 46.42 feet' thence N 2° 47' 45" W on the Westerly R.O.W. line of 115th Street, 91.18 feet to a point of curve; thence on a curve to the left (radius being 47.0 feet and chord bearing N 19° 56' 05") an arc distance of 28.12 feet to the point of intersection with the North line of said Lot 1; thence S 89° 56' 40" W on the North line of said Lot 1, 300.0 feet to the point of

beginning.

SUBJECT TO non-delinquent, ad valorem taxes and current installments of special assessments against the property which are not due and payable, to highways, rights-of-way, easements, rights, covenants, mineral reservations and licenses and restrictions of record generally, to zoning ordinances and other governmental limitations or matters which might be disclosed by an accurate inspecton and architectural survey.

*Deed*

RECEIVED

1981 DEC 29 PM 3:53

COURT CLERK  
REGISTRY DEPARTMENT  
DOUGLAS COUNTY, NEBR.

Book 1680  
Page 257  
of Deed

Fee 12.25  
Index             
Comped             
N 6719-256  
C 7/1/73