

FILED BY: Steve - Heritage Title

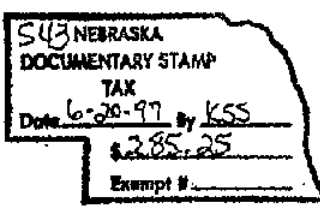
RETURN TO: Heritage Title  
Astoria, OR 97101  
FEE 15.50 CHG/PAID  
# 30449 (Relay ETAL)



ADAMS COUNTY, NE.  
FILED  
INST. NO. 972407

'97 JUN 20 AM 11 28

Michele D Klingler  
REGISTER OF DEEDS



NUM 22-7-9  
RD. COMP. X 12:05  
COMPARE K. Koo  
CADAS 2-32 YSSAO V  
OP. Koo

### WARRANTY DEED

BMJ ASSOCIATES, A Partnership, GRANTOR, in consideration of One Dollar (\$1.00) and other valuable consideration received from GRANTEE, conveys to GRANTEE, TLB, INC., A Nebraska Corporation, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

#### TRACT 1

##### Building 2 SH-9 (Building #4) - \$70,000

A tract of land in the Northeast Quarter (NE $\frac{1}{4}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ) of Section Twenty-two (22) Township Seven (7) North, Range Nine (9) West of the 6th P.M., Adams County, Nebraska, and more particularly described as follows:

Referring to the Northeast corner of the Northeast Quarter (NE $\frac{1}{4}$ ) of Section 22; thence Southerly along the East line of said section a distance of 610.0'; thence deflecting right 90°11'52" and running Westerly a distance of 208.86' to the true point of beginning; thence deflecting left 89°49'40" and running Southerly a distance of 537.32'; thence deflecting right 89°55'00" and running Westerly a distance of 404.21'; thence deflecting right 90°5'0" and running Northerly a distance of 536.69'; thence deflecting right a distance of 89°49'40" and running Easterly a distance of 404.21' to the point of beginning, containing a calculated area of 4.98 acres, more or less.

#### TRACT 2

##### Building 2 SH-20 (Building #20) - \$40,000

A tract of land comprising a part of the Northeast Quarter (NE $\frac{1}{4}$ ) of Section Twenty-two (22), Township Seven (7) North, Range Nine (9) West of the 6th P.M., Adams County, Nebraska, and more particularly described as follows:

First, to ascertain the point of beginning, start at the Northeast corner of said Northeast Quarter (NE $\frac{1}{4}$ ); thence running Westerly along the North line of said Northeast Quarter (NE $\frac{1}{4}$ ) a distance of One Thousand Four Hundred Forty-Eight and Sixty-Eight-Hundredths (1,448.68) feet; thence deflecting left 89° 58' and running Southerly a distance of One Thousand Two Hundred Eighty-One and Sixty-Nine-Hundredths (1,281.69) feet; thence deflecting left 89° 56' 40" and running Easterly a distance of Four Hundred Thirty-Two and Ninety-Five-Hundredths (432.95) feet to the ACTUAL point of beginning; thence continuing Easterly along the last described course a distance of Four Hundred Four and Five-Tenths (404.5) feet; thence deflecting right 90° 05' and running Southerly a distance of Two Hundred Thirty-One and Three-Tenths (231.3) feet; thence deflecting right 89° 55' and running Westerly a distance of Four Hundred Four and Five-Tenths (404.5) feet; thence deflecting right 90° 05' and running Northerly a distance of Two Hundred Thirty-One and Three-Tenths (231.3) feet to the ACTUAL point of beginning and containing 2.148 acres, more or less.

#### TRACT 3

##### Building 2 SH-21 (Building #21) - \$50,000

A tract of land comprising a part of the Northeast Quarter (NE $\frac{1}{4}$ ) of Section Twenty-two (22), Township Seven (7) North, Range Nine (9) West of the 6th P.M., Adams County, Nebraska, and more particularly described as follows:

First, to ascertain the point of beginning, start at the Northeast corner of said Northeast Quarter (NE $\frac{1}{4}$ ); thence running Westerly along the North line of said Northeast Quarter (NE $\frac{1}{4}$ ) a distance of One Thousand Four Hundred Forty-Eight and Sixty-Eight-Hundredths (1,448.68) feet; thence deflecting left 89° 58' and running Southerly a distance of One Thousand Two Hundred Eighty-One and Sixty-Nine-Hundredths (1,281.69) feet; thence deflecting left 89° 56' 40" and running Easterly a distance of Eight Hundred Thirty-seven and Forty-Five-Hundredths (837.45) feet to the ACTUAL point of beginning; thence continuing Easterly along the last described course a distance of Four Hundred Four and Five-Tenths (404.5) feet; thence deflecting right 90° 05' and running Southerly a distance of Two Hundred Thirty-One and Three-Tenths (231.3) feet; thence deflecting right 89° 55' and running Westerly a distance of Four Hundred Four and Five-Tenths (404.5) feet; thence deflecting right 90° 05' and running Northerly a distance of Two Hundred Thirty-One and Three-Tenths (231.3) feet to the ACTUAL point of beginning and containing 2.148 acres, more or less.

TRACT 4

1.86 Acres Land - \$3,000

A tract of land located in the Northeast Quarter (NE $\frac{1}{4}$ ), Section Twenty-two (22), Township Seven (7) North, Range Nine (9) West of the 6th P.M., Adams County, Nebraska, being described as follows:

Commencing at the Northeast corner of said Northeast Quarter Section 22; thence West along the North line said Northeast Quarter, 1448.68 feet (record distance); thence 89° 58' 00" deflection left (record angle), 1281.69 feet (record distance); thence 89° 56' 40" deflection left (record angle), 432.40 feet (record distance) to the Northwest corner of Tract 2 described above, also being the PLACE OF BEGINNING; thence continued on said last described course along the North line of said tract, 808.38 feet to the Northeast corner of said tract; thence 90° 00' 20" deflection left, 100.00 feet; thence 89° 59' 40" deflection left along a line parallel with and 100.00 feet North of the North line said tract, 808.38 feet; thence 90° 00' 20" deflection left along a line parallel with and 808.38 feet West of the East line of the described tract, 100.00 feet, to the place of beginning, containing 1.86 acres.

GRANTOR covenants (jointly and severally, if more than one) with GRANTEE that GRANTOR:

- 1) is lawfully seised of such real estate and that it is free from encumbrances, subject to existing easements and restrictions of record, if any;
- 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: May 14, 1997

BMJ ASSOCIATES, A Partnership

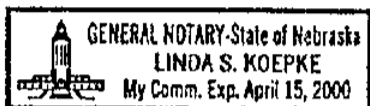
By: Tyron R. Johnson  
Tyron R. Johnson, Partner

By: Larry Moncrief  
Larry Moncrief, Partner

By: [Signature]  
Jerold Zade, Partner

STATE OF NEBRASKA )  
 ) ss:  
COUNTY OF ADAMS )

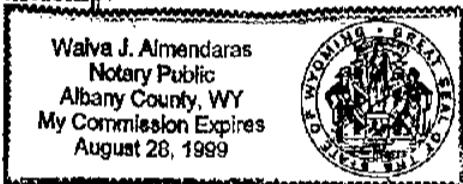
The foregoing instrument was acknowledged before me this 14<sup>th</sup> day of May, 1997, by Tyron R. Johnson, one of the partners of BMJ Associates.



Linda A. Koepke  
Notary Public

STATE OF WYOMING )  
 ) ss:  
COUNTY OF ALBANY )

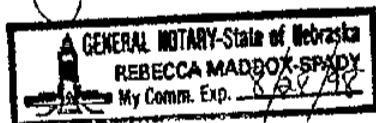
The foregoing instrument was acknowledged before me this 23 day of May, 1997, by Larry Moncrief, one of the partners of BMJ Associates, a partnership.



[Signature]  
Notary Public

STATE OF NEBRASKA )  
 ) ss:  
COUNTY OF ADAMS )

The foregoing instrument was acknowledged before me this 16<sup>th</sup> day of May, 1997, by Jerold Zade, one of the partners of BMJ Associates, a partnership.



Rebecca Maddox-Spady  
Notary Public