







WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that Forselles II Partners, a California general partnership, herein called the GRANTOR, whether one or more, in consideration of One Dollar and other valuable consideration received from GRANTEE, does grant, bargain, sell, convey and confirm unto 14344 "Y" Street LLC, a Nebraska limited liability company, herein called the GRANTEE whether one or more, the following described real property in Douglas County, Nebraska:

All of Lot 1, Pioneer Hills, together with that part of Lot 2, Pioneer Hills, an addition to the City of Omaha, in Douglas County, Nebraska, described as follows:

Beginning at the Northeast corner of said Lot 1, thence Easterly 95.73 feet along a projection of the North line of Lot 1; thence South 200.00 feet to the North R.O.W. line of "Y" Street; thence Westerly along the North R.O.W. line of "Y" Street for 95.73 feet to the Southeast corner of said Lot 1; thence North along the East line of Lot 1 for 200.00 feet to the point of beginning.

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 successors and assigns forever. And GRANTOR does hereby covenant with the GRANTEE and with GRANTEE's successors and assigns that GRANTOR is lawfully seized of said premises; that they are free from encumbrance, except those easements, restrictions and covenants of record.

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

Dated this Zaday of May, 2003

Forselles II Partners, a California general partnership

NO PARY PUBLIC

STATE OF CALIFORNIA COUNTY OF ALAMEDIA

On this 23 day of May, 2003, before me, the undersigned, a Notary Public, duly commissioned and qualified in said County, personally came Dale D. Reed, Partner of Forselles II Partners, known to be the identical person whose name is affixed to the foregoing instrument and acknowledged the execution thereof to be his voluntary act and deed on behalf of said partnership.

Witness my hand and notarial seal the day and year last above written

My commission expires the 29th day of may

HENRY P. DEADRICH Commission # 1358402 Notary Public - California Alameda County My Comm. Expires May 29, 2006

124596 (Rev)