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NEBRASKA DOCUMENTARY
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REGISTER OF DEEDS
1999 MAR -4 P 1:08

INST. NO 99

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CORPORATE WARRANTY DEED

THE GRANTOR, Acton Group, Ltd., a Nebraska Corporation in consideration of One Dollar and other valuable consideration receipt of which is hereby acknowledged, conveys to Highway 77, L.L.C., a Nebraska Limited Liability Company, Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201) in Lancaster County, Nebraska:

Lots 7, 8, and 9, Block 1, Eastgate Industrial Park, Lincoln, Lancaster County, Nebraska

THE GRANTOR covenants with Grantee that Grantor:

- (1) is lawfully seized of such real estate and that it is free from encumbrances subject to easements, reservations, covenants and restrictions of record and subject to all regular taxes and special assessments.
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend the title to the real estate against the lawful claims of all persons.

Executed: February 26, 1999

ACTON GROUP, LTD.,
A NEBRASKA CORPORATION

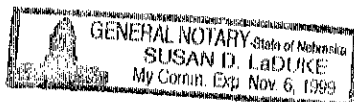
By: Lynn T. Leffert
Chief Executive Officer

BY: Bruce Wilson
General Counsel and Chief
Financial Officer

STATE OF NEBRASKA
COUNTY OF LANCASTER

The foregoing instrument was acknowledged before me this 26 day of Feb., 1999 by Lynn T. Leffert, the Chief Executive Officer and Bruce Wilson, the General Counsel and Chief Financial Officer of Acton Group, Ltd., a Nebraska Corporation, on behalf of the corporation.

Susan D. LaDuke
Notary Public



4901 N. 57th St (07)

CHP