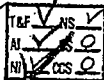


STATE OF NEBRASKA } S.S.  
 Platte County  
 Entered in Numerical Index and Filed  
 for Record in the Recorder's Office of  
 said County this 21st day of December  
 A.D. 19 99 at 4:36 o'clock P.M.  
 Recorded in Book 203 of Deeds  
 Page 854 thereof.



Fee \$5.50  
 Will call-Platte County Title  
 & Escrow Co., City

MARGIE SERCENT  
 Register of Deeds

By: Alison Wagner  
 Deputy

[Space Above This Line for Recording Data]

### Partnership Warranty Deed

#### KNOW ALL MEN BY THESE PRESENTS,

That FLEISCHER BROTHERS, herein called the Grantor whether one or more, in consideration of One and No/100ths Dollars and other valuable consideration received from grantee, does grant, bargain, sell, convey and confirm unto OPPORTUNITY BUILDERS, A Non-Profit Development Corp., the following described real property in Platte County:

A tract of land located in the SW1/4 NW1/4 of Section 24, Township 17 North, Range 1 West of the 6th P.M., Platte County, Nebraska, described as follows:  
 Commencing at a point 33 feet east and 33 feet south of the Northwest corner of the SW1/4 NW1/4 of Section 24, Township 17 North, Range 1 West of the 6th P.M., Platte County, Nebraska, said point being at the intersection of the South line of 19th Street and the East line of 48th Avenue and assuming the East line of 48th Avenue to have a bearing of S00°00'00"E; thence S89°55'46"E on the South line of 19th Street 1,239.68 feet, to the point of beginning; thence S00°05'35"E, 652.00 feet, to the North line of a tract previously surveyed by Douglas J. Stevenson, L.S. #485, dated November 8, 1993; thence N89°55'46"W and on said North line, 267.24 feet; thence N00°05'35"W, 652.00 feet, to the South line of said 19th Street; thence S89°55'46"E and on said South line 267.24 feet, to the point of beginning. Now known as the Meadowlark Village Subdivision to the City of Columbus, Platte County, Nebraska.

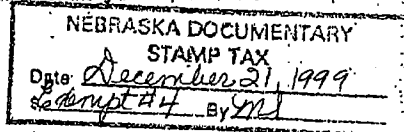
To have and to hold the above described premises together with all tenements, hereditaments and appurtenances thereto belonging unto the grantees and to their assigns, or to the heirs and assigns of the survivor of them forever.

And grantor for itself and its successors does hereby covenant with the grantees and with their assigns and with the heirs and assigns of the survivor of them that grantor is lawfully seised of said premises, that they are free from encumbrance

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 whomsoever.

It is the intention of all parties hereto that in the event of the death of either of the grantees, the entire fee simple title to the real estate shall vest in the surviving grantee.

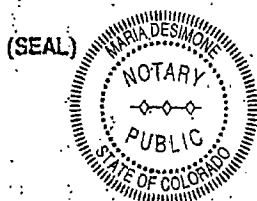
Dated: November 26, 1999



FLEISCHER BROTHERS

BY:  
 LEONARD J. FLEISCHER, PARTNER

BY: William I. Fleischer  
 WILLIAM I. FLEISCHER, PARTNER



MY COMMISSION EXPIRES:  
 June 18, 2002

STATE OF COLORADO )  
 County of Frank ) ss:

The foregoing instrument was acknowledged before me this 26 day of November, 19 99, by William I. Fleischer, Partner, of FLEISCHER BROTHERS, (a partnership).

Maria Desimone  
 Notary Public

My Commission expires: June 18, 2002