



1919 489 DEED



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THIS PAGE INCLUDED FOR  
INDEXING  
PAGE DOWN FOR BALANCE OF INSTRUMENT

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 3/26/92  
By AK  
\$130<sup>50</sup>

BK/1919 N 92-561 C/O 4. FEE 10<sup>50</sup>  
PG 489-490 DEL 7 MC UP  
OF Deed COMP QV F/B 47-36705

RECEIVED T  
Mar 26 9 44 AM '92  
GEORGE J. BUGLEWICZ  
REGISTER OF DEEDS  
DOUGLAS COUNTY, NE

CORPORATION WARRANTY DEED

SPRING VALLEY III JOINT VENTURE, a Nebraska General Partnership  
GRANTOR, in consideration of Two Dollars (2.00) and other good and  
valuable consideration received from GRANTEE,

Deed # 3370

SPRING VALLEY INVESTORS, INC., a Nebraska Corporation

conveys to GRANTEE the following described real estate ( as defined  
in Neb. Rev. Stat. 76-201):

See Exhibit A, Attached hereto and made a part hereof.

GRANTOR covenants with GRANTEE that GRANTOR:

- (1) is lawfully seised of such real estate, that it is free from encumbrances, except to easements, restrictions and reservations of record; to a prorated share of current real estate taxes and to all subsequent taxes and assessments;
- (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 claiming the same or any part thereof.

11823 Arbor 68144

By acceptance of this deed, GRANTEE acknowledges that this conveyance is subject to the provisions set forth in Section 3.7 of the Agreement by and between the City of Omaha, a Nebraska municipal corporation, and Prime Realty Development, Inc., executed on the 4th day of May, 1990, and appearing in Miscellaneous Record Book 929 at Page 450 in the Office of the Register of Deeds of Douglas County, Nebraska, which provisions are hereby incorporated by reference.

Executed MARCH 19, 1992.

Spring Valley III Joint Venture  
By: Prime Realty Development, Inc., General Partner

BY: James V. McCart, President  
James V. McCart, President

STATE OF Nebraska  
COUNTY OF Douglas

The foregoing instrument was acknowledged before me on  
March 19 1992 by James V. McCart, President of Prime  
Realty Development Inc., General Partner of Spring Valley III Joint  
Venture.

GENERAL NOTARY-STATE OF NEBRASKA  
LINDA L. CHICKEN  
My Comm. Exp. Dec. 22, 1995

Linda L. Chicken  
NOTARY PUBLIC  
My Commission Expires: 12-22-95

Southwest Bank & Trust  
Company of Omaha  
8800 W Center Rd  
Omaha NE 68124  
DEC

TA-23799

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

That part of Lot 3, in SPRING VALLEY INDUSTRIAL PARK, an Addition to the City of Omaha, as surveyed, platted and recorded, in Douglas County, Nebraska, more particularly described as follows:

Beginning at the Southeast corner of said Lot 3; thence North  $89^{\circ}40'14''$  West (assumed bearing) 230.00 feet on the South line of said Lot 3 to the Southwest corner thereof; thence North  $03^{\circ}35'25''$  East 198.00 feet on the West line of said Lot 3; thence South  $89^{\circ}40'14''$  East 230.00 feet on a line parallel from the South line of said Lot 3 to the East line thereof; thence South  $03^{\circ}35'25''$  West 198.00 feet on the East line of said Lot 3 to the Point of Beginning.