

BOOK 1605 PAGE 231

KNOW ALL MEN BY THESE PRESENTS, That

ROYALWOOD ESTATES, INC., a Nebraska

Corporation

a corporation

organized and existing under and by virtue of the laws of the State of NEBRASKA, for

and in consideration of the sum of ONE (\$1.00) AND OTHER CONSIDERATIONS \* \* \* DOLLARS

in hand paid does hereby grant, bargain, sell and convey unto WESTPOINT II APARTMENTS, LTD.

grantee(s) the following described real estate, situated in the County of

DOUGLAS and State of NEBRASKA, to-wit:

Part of Lot 21, WESTWOOD HEIGHTS 12TH

ADDITION, a subdivision as surveyed, platted, and recorded in Douglas County, Nebraska, more particularly described as follows: Commencing at a point on the North line of the Union Pacific Railroad right-of-way, said point being 110.0 feet East of the West line of the SW 1/4 of Section 31, T 15 N, R 12 E of the 6th P.M.; thence N 0° 00' 07" E (assumed bearing) on a line 110.0 feet East of and parallel to the West line of said SW 1/4, 595.0 feet to the point of beginning; thence continuing N 0° 00' 07" E on said line, 846.81 feet; thence S 89° 43' 29" E, 250.55 feet to the West line of Lots 1008 thru 1024, Westwood Heights 14th Addition; thence S 0° 03' 44" W on said West line, 848.02 feet; thence N 89° 59' 53" W, 249.65 feet to the point of beginning. (Said tract contains 211,940 square feet or 4.865 Acres.)

POOR INSTRUMENT FILED

NEBRASKA DOCUMENTARY STAMP TAX AUG 31 1978 \$ BY

TO HAVE AND TO HOLD the premises above described, together with all the Tenements, Hereditaments and Appurtenances thereunto belonging unto the said grantee(s) and to his, her or their heirs and assigns forever.

And the grantor herein for itself or its successors, does hereby covenant and agree to and with the said grantee(s) and his, her or their heirs and assigns, that at the time of the execution and delivery of these presents it is lawfully seized of said premises; that it has good right and lawful authority to convey the same; that they are free from encumbrance

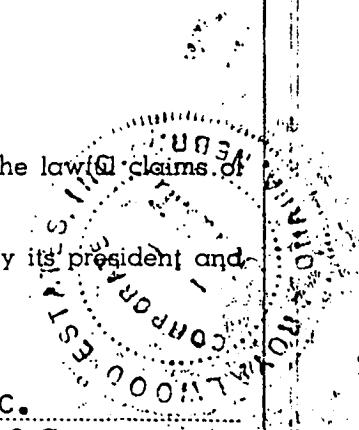
That grantor does hereby covenant to warrant and defend the said premises against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF the said grantor has caused this instrument to be executed by its president and its corporate seal to be affixed hereto.

Signed this 30th day of August, 19 78

In the Presence of

ROYALWOOD ESTATES, INC.



By: [Signature] President
Theodore M. Seldin
Attest: [Signature] Secretary
Theodore M. Seldin

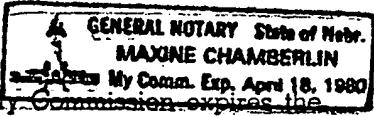
STATE OF NEBRASKA }  
COUNTY OF DOUGLAS } ss.

On this 30th day of August 1978 before me,  
the undersigned, a Notary Public in and for said County

personally came Millard R. Seldin, President of  
ROYALWOOD ESTATES, INC. (a corporation)

to me personally known to be the President and the identical person whose name is affixed to the above conveyance, and acknowledged the execution thereof to be his voluntary act and deed as such officer and the voluntary act and deed of said corporation and that the Corporate seal of the said corporation was thereto affixed by its authority.

Witness my hand and Notarial Seal at OMAHA in said county the day and year last above written.



*Maxine Chamberlin*  
Notary Public.

My Commission expires the 18th day of April 1980

*39 Deed*

RECEIVED  
1978 AUG 31 AM 10:55  
C. HAROLD OSTLER  
REGISTER OF DEEDS  
DOUGLAS COUNTY, NEBR.

Book 1605  
Page 231  
of deed  
Fee 6.25  
Index 6.38  
Comped 6.38  
67-633

CORPORATION WARRANTY DEED

FROM

TO

STATE OF \_\_\_\_\_ County \_\_\_\_\_ ss.

Entered in Numerical Index and filed for record in the clerk's office of said county the

day of \_\_\_\_\_, 19\_\_\_\_

at the hour of \_\_\_\_\_ o'clock and \_\_\_\_\_ minutes

\_\_\_\_\_ M. and duly recorded in book \_\_\_\_\_

of deeds on page \_\_\_\_\_

County Clerk

Deputy

*Westpoint 77 Apts. Ltd.  
c/o Stan Silverman  
13057 West Center 68144  
The Huffman General Supply House, Lincoln, Nebr.*