

\$10.50

Don Jolte

INST. NO 98

NEBRASKA DOCUMENTARY
STAMP TAX

REGISTER OF DEEDS
1998 FEB -5 P 3: 11

005007

CLOCK
 DONE
 CHECKED
 ENTERED
 LISTED

FEB 05 1998

\$ 122 BY CC

WARRANTY DEED

LCM III, a Nebraska general partnership, GRANTOR, for and in consideration of Grantee's purchase of 100% of the ownership interest in Grantor, conveys to **Cormack Real Estate, Inc.**, a Nebraska corporation, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Real Estate located at 1400 Pioneers Blvd., Lincoln, Nebraska, legally described on Exhibit "A", attached hereto and incorporated herein by this reference.

GRANTOR covenants with GRANTEE that GRANTOR:

- (1) Is lawfully seised of such real estate and that it is free from encumbrances, except (i) easements and restrictions of record, and (ii) that certain Deed of Trust dated December 16, 1997, filed January 2, 1998 as Inst. No. 98-29 with the Lancaster County Register of Deeds, from GRANTOR as Trustor to Richard Anderson as Trustee for Global Alliance Finance Company, L.L.C., Beneficiary, which Deed of Trust GRANTEE hereby assumes and agrees to pay;
- (2) Has legal power and lawful authority to convey the same; and
- (3) Warrants and will defend title to the real estate against the lawful claims of all persons.

Executed February 4, 1998.

GRANTOR:
LCM III, a Nebraska general partnership
By: Cormack Real Estate, Inc., partner

By: *Craig Cormack*
Craig Cormack, President

STATE OF NEBRASKA)
)ss.
COUNTY OF LANCASTER)

The foregoing Warranty Deed was acknowledged before me this 4th day of February, 1998 by Craig Cormack, President of Cormack Real Estate, Inc., a Nebraska corporation that is the sole remaining partner of LCM III, a Nebraska general partnership, on behalf of the partnership.

Marsha K. Hurst
GENERAL NOTARY PUBLIC
MARSHA K. HURST
My Comm. Exp. June 3, 1999

Exhibit "A"
to
Warranty Deed
for real estate located at 1400 Pioneers Blvd., Lincoln, Nebraska

Legal Description

LOT FORTY-EIGHT (48), IRREGULAR TRACTS IN THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 9 NORTH, RANGE 6 EAST OF THE 6TH P.M., LANCASTER COUNTY, NEBRASKA; TOGETHER WITH ALL RIGHT, TITLE AND INTEREST IN THAT CERTAIN RECIPROCAL ACCESS EASEMENT CONTAINED IN ACCESS EASEMENT DATED JANUARY 21, 1985, RECORDED AS INSTRUMENT NUMBER 85-1776, AS ASSIGNED BY ASSIGNMENT OF ACCESS EASEMENT DATED JULY 7, 1986, RECORDED JULY 7, 1986 AS INSTRUMENT NUMBER 86-21462, AND EASEMENT DATED OCTOBER 30, 1987, RECORDED NOVEMBER 4, 1987 AS INSTRUMENT NUMBER 87-36345; RECORDS OF LANCASTER COUNTY, NEBRASKA; SUBJECT TO THE TERMS, PROVISIONS AND CONDITIONS SET FORTH IN SAID INSTRUMENT.

END OF EXHIBIT "A"

J:\DOCS\CORMACK\CREB\BIRD\dl\sol\LCM\WarrantyDeed.4337

SCUDDER
LAW FIRM PC

Christie Schwartzkopf Schroff
Attorney

P.O. Box 81277
Second Floor
411 S. 13th Street
Lincoln, Nebraska 68508

Office 402/435-3223
Fax 402/435-4239