

RECEIVED

MAY 22 8 48 AM '97

RICHARD N. TANECHI
REG. COMM. NO. 003
DOUGLAS COUNTY, NE



WARRANTY DEED

JOSEPH R. MCDERMOTT, TRUSTEE, Trustee of the Joseph R. McDermott (Grantor) Trust, executed the 28th day of August, 1992, GRANTOR, in consideration of One Dollar and other valuable consideration received from GRANTEE, TED GRACE DEVELOPMENT L.L.C, a Nebraska Limited Liability Company, conveys to GRANTEE, the following described real estate, (as defined in Neb. Rev. Stat. 76-201):

See attached Exhibit "A"

GRANTOR covenants (jointly and severally, if more than one) with GRANTEE that GRANTOR:

- a. is lawfully seised of such real estate and that it is free from encumbrances, except easements, reservations, covenants and restrictions of record;
- b. has legal power and lawful authority to convey the same; and
- c. warrants and will defend title to the real estate against the lawful claims of all persons.

Executed: May 15, 1997.

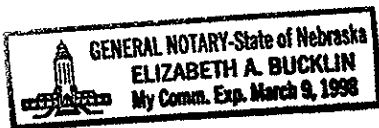
Joseph R. McDermott trustee
Joseph R. McDermott, Trustee, Grantor

State of Nebraska, County of Douglas -- ss.

The foregoing Warranty Deed was acknowledged before me on May 15, 1997, by Joseph R. McDermott Trustee.

NOTARIAL SEAL AFFIXED
REGISTER OF DEEDS

Elizabeth A. Bucklin
Notary Public
My commission expires _____



SAWY
FEE 10.50 R FB 01-60040
DEL. C/O h COMP MB
LEGAL PG 26 SCAN A FV

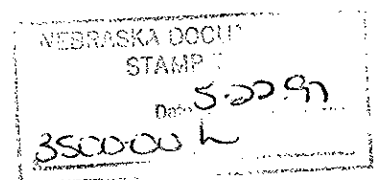


EXHIBIT "A"

SW PE
PE
NW
SE
SW

That part of the East 1/2 of Section 35, T15N, R11E of the 6TH P.M., Douglas County, Nebraska, lying Southwesterly of the Union Pacific Railroad Company Right of Way, described as follows:

Commencing at the SE corner of said East 1/2; thence S88 degrees 57'11"W (Assumed Bearing) 500.42 feet on the South line of said East 1/2 to the Point of Beginning; thence continuing S88 degrees 57'11"W 2144.75 feet on the South line of said East 1/2 to the SW corner thereof; thence N00 degrees 13'00" W 50.01 feet on the West line of said East 1/2; thence N88 degrees 57'11"E 500.00 feet on a line 50.00 feet North of and Parallel with the South Line of said East 1/2; thence N01 degrees 02'49"W 211.42 feet; thence N46 degrees 02'49"W 19.30 feet; thence Northwesterly on a Non-tangent 60.00 foot radius curve to the Right, chord bearing N68 degrees 07'54"W, chord distance of 111.20 feet, an Arc distance of 142.24 feet; thence N00 degrees 13'00"W 629.80 feet on a line 380.00 feet East of and parallel with the West line of said East 1/2; thence Northwestly on a 230.83 foot radius curve to the Right, chord bearing N17 degrees 47'00"E, chord distance of 142.66 feet, an Arc distance of 145.03 feet; thence N35 degrees 47'00"E 300.00 feet; thence N54 degrees 13'00"W 281.04 feet; thence Northwesterly on a 250.00 foot Radius curve to the Right, chord bearing N41 degrees 31'26"W, chord distance 109.86 feet, an Arc distance of 110.76 feet; thence S89 degrees 47'00"W 300.53 feet on a Non-tangent line to the West line of said East 1/2; thence N00 degrees 13'00"W 1384.32 feet on the West line of said East 1/2 to the Southwesterly line of said Union Pacific Railroad Company Right of Way; thence S49 degrees 45'25"E 3352.05 feet on the Southwesterly line of said Union Pacific Railroad Company Right of Way to the Westerly line of 144th Street; thence Southerly on the Westerly line of 144th Street on the following described 5 courses; thence S00 degrees 33'23"E 55.00 feet on a line 90.00 feet West of and parallel with the East line of said East 1/2; thence S88 degrees 23'48"W 13.00 feet; thence S19 degrees 05'50"W 255.41 feet to a point 188.90 feet from the East line of said East 1/2; thence S18 degrees 22'00"E 201.10 feet to a point 127.39 feet from the East line of said East 1/2; thence S01 degrees 04'53"E 215.00 feet to a point on the Northerly line of "F" Street, said point being 125.42 feet from the East line of said East 1/2; thence S88 degrees 57'11"W 375.00 feet on the North line of "F" Street and on a line 50.00 feet North of and Parallel with the South line of said East 1/2; thence S00 degrees 33'23"E 50.00 feet to the Point of Beginning.