

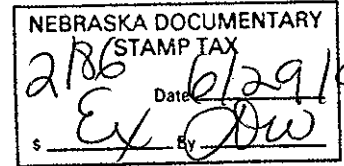


2093 454 DEED

RICHARD N. TAKECHI
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

98 JUN 29 AM 10: 35

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WARRANTY DEED-CORPORATION(page 1)

PROJECT: NH-275-7(156)

C.N.: 20796

TRACT: 43

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BKP H-15-10 C/O COMP
DEL SCAN ds FV

KNOW ALL MEN BY THESE PRESENTS:

THAT Omaha Social Club Inc.

organized and existing under and by virtue of the laws of the State of Nebraska hereinafter known as the Grantor, for and in consideration of the sum of **EIGHTEEN THOUSAND SEVEN HUNDRED TWENTY AND NO/100--(\$18,720.00)-- DOLLARS** in hand paid, does hereby grant, bargain, sell, convey and confirm unto THE STATE OF NEBRASKA, DEPARTMENT OF ROADS, the following described real property situated in DOUGLAS County, and State of Nebraska, to-wit;

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 15 NORTH, RANGE 10 EAST OF THE SIXTH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

REFERRING TO THE SOUTHWEST CORNER OF SAID QUARTER SECTION; THENCE NORTHERLY ALONG THE WEST LINE OF SAID QUARTER SECTION, A DISTANCE OF 57.86 METERS (189.83 FEET) TO THE POINT OF BEGINNING; THENCE NORTHERLY DEFLECTING 0 DEGREES, 00 MINUTES, 00 SECONDS RIGHT ALONG THE WEST LINE OF SAID QUARTER SECTION A DISTANCE OF 88.78 METERS (291.27 FEET) TO A POINT ON THE NORTH PROPERTY LINE; THENCE EASTERLY DEFLECTING 89 DEGREES, 21 MINUTES, 08 SECONDS RIGHT ALONG SAID PROPERTY LINE A DISTANCE OF 36.97 METERS (121.29 FEET) TO A POINT OF CURVATURE; THENCE ON A 284.00 METER (931.76 FOOT) RADIUS CURVE TO THE LEFT, THE INITIAL TANGENT OF WHICH DEFLECTS 68 DEGREES, 25 MINUTES, 00 SECONDS RIGHT FROM THE LAST DESCRIBED COURSE, A DISTANCE OF 165.35 METERS (542.49 FEET); THENCE SOUTHEASTERLY DEFLECTING 0 DEGREES, 00 MINUTES, 00 SECONDS RIGHT FROM THE TERMINAL TANGENT OF THE LAST DESCRIBED CURVE, A DISTANCE OF 30.26 METERS (99.28 FEET) TO A POINT ON THE SOUTH LINE OF SAID QUARTER SECTION; THENCE WESTERLY DEFLECTING 144 DEGREES, 30 MINUTES, 26 SECONDS RIGHT ALONG THE SOUTH LINE OF SAID QUARTER SECTION A DISTANCE OF 72.75 METERS (238.68 FEET) TO A POINT ON THE NORTHERLY EXISTING UNION PACIFIC RAILROAD RIGHT OF WAY LINE; THENCE NORTHWESTERLY DEFLECTING 32 DEGREES, 34 MINUTES, 58 SECONDS RIGHT ALONG SAID RAILROAD RIGHT OF WAY LINE A DISTANCE OF 107.43 METERS (352.46 FEET) TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 1.01 HECTARES (2.50 ACRES), MORE OR LESS, WHICH

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INCLUDES 0.18 HECTARES (0.44 ACRES), MORE OR LESS, PREVIOUSLY OCCUPIED AS PUBLIC HIGHWAY.

AND ALSO:

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 15 NORTH, RANGE 10 EAST OF THE SIXTH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

REFERRING TO THE NORTHWEST CORNER OF SAID QUARTER SECTION; THENCE EASTERLY ALONG THE NORTH LINE OF SAID QUARTER SECTION, A DISTANCE OF 91.61 METERS (300.56 FEET) TO THE POINT OF BEGINNING; THENCE EASTERLY DEFLECTING 0 DEGREES, 00 MINUTES, 00 SECONDS LEFT ALONG THE SOUTH LINE OF SAID QUARTER A DISTANCE OF 72.75 METERS (238.68 FEET); THENCE SOUTHEASTERLY DEFLECTING 35 DEGREES, 29 MINUTES, 34 SECONDS RIGHT A DISTANCE OF 307.99 METERS (1,010.46 FEET) TO A PROPERTY LINE; THENCE SOUTHWESTERLY DEFLECTING 84 DEGREES, 13 MINUTES, 24 SECONDS RIGHT A DISTANCE OF 23.57 METERS (77.33 FEET) TO A POINT ON THE NORTHERLY EXISTING UNION PACIFIC RAILROAD RIGHT OF WAY LINE; THENCE NORTHWESTERLY DEFLECTING 92 DEGREES, 52 MINUTES, 00 SECONDS RIGHT ALONG SAID RAILROAD RIGHT OF WAY LINE A DISTANCE OF 370.08 METERS (1,214.17 FEET) TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 1.09 HECTARES (2.69 ACRES), MORE OR LESS, WHICH INCLUDES 0.24 HECTARES (0.59 ACRES), MORE OR LESS, PREVIOUSLY OCCUPIED AS PUBLIC HIGHWAY.

NW SW

THERE WILL BE NO DIRECT INGRESS OR EGRESS TO HIGHWAY 275 FROM OR TO THE WEST HALF OF SAID SECTION 4. ACCESS WILL BE PROVIDED VIA A FRONTAGE ROAD TO BE CONSTRUCTED. THE CENTERLINE OF THE ACCESS TO SAID FRONTAGE ROAD IS TO BE LOCATED EASTERLY 48.20 METERS (158.14 FEET) FROM THE EAST LINE OF SAID SECTION AS MEASURED ALONG THE CENTERLINE OF THE HIGHWAY.

SAID GRANTOR DOES HEREBY RETAIN AND RESERVE TO SAID GRANTOR AND TO ITS SUCCESSORS AND ASSIGNS ALL RIGHTS TO OIL AND GAS MINERALS IN OR ON THE ABOVE DESCRIBED REAL PROPERTY. SAID GRANTOR AND/OR ITS SUCCESSORS AND ASSIGNS SHALL HAVE NO RIGHT TO ENTER OR USE THE SURFACE OF SAID REAL PROPERTY FOR ANY PURPOSE CONCERNING SAID OIL AND GAS MINERAL RIGHTS NOR SHALL SAID GRANTOR AND/OR ITS SUCCESSORS AND ASSIGNS IN EXTRACTING SAID OIL AND GAS MINERALS FROM SAID REAL PROPERTY, DAMAGE OR IN ANY WAY IMPAIR THE USE OF SAID REAL PROPERTY.

To have and to hold said real property, hereby known to include real estate together with all Tenements, Hereditaments and Appurtenances thereunto belonging, unto said STATE OF NEBRASKA, DEPARTMENT OF ROADS, and to its successors and assigns forever.

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Said Grantor does hereby covenant with THE STATE OF NEBRASKA, DEPARTMENT OF ROADS, and with its successors and assigns; that said Grantor is lawfully seized of said real property; that said real property is free from encumbrance; that said Grantor is duly authorized to sell said real property; that said Grantor warrants and will defend that title to said real property against the lawfull claims of all persons, whomsoever.

Duly executed this 11 day of Mar., 1998

SEAL

X Peter Cimino Omaha Social Club, Inc.
Peter Cimino Corporation Omaha Social Club, Inc.

ATTEST: [Signature]

BY: _____

STATE OF Mo)
Dawson County) ss.

On this 30 day of March, A.D., 1998, before me, a General Notary Public, duly commissioned and qualified, personally came

Peter Cimino

the duly authorized representatives of Omaha Social Club

who acknowledged that he, she or they held the position or title set forth in the instrument, that he, she or they signed the instrument on behalf of the corporation by proper authority and that the instrument was the act of the corporation and are to me known to be said duly authorized representative or representatives and and the identical person or persons who signed the foregoing instrument and acknowledged the execution thereof to be his, her or their voluntary act and deed.

WITNESS my hand and notarial seal the day and year last above written.

[Signature] Notary Public.

My commission expires the 23 day of April, 1999.



Resolution

BE IT RESOLVED, that Peter Cimino
(Corporate Officer)

and _____ of the
(Corporate Officer)

Omaha Social Club, Inc
(Corporation) are hereby authorized

and directed for, and on behalf of the Board of Directors, to execute all necessary documents to convey title to corporate property for highway purposes to the State of Nebraska, Department of Roads.

I further certify that the Board of Directors of the Omaha Social Club, Inc
(Corporation) has, and at the time of the adoption of said resolution, had full power and lawful authority to adopt the foregoing resolution and to confer the powers therein granted to the persons named who have full power and authority to exercise the same.

Duly executed this 30 day of March, 1998.

Peter Cimino

ATTEST: [Signature]

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Owner's Name: Omaha Social Club