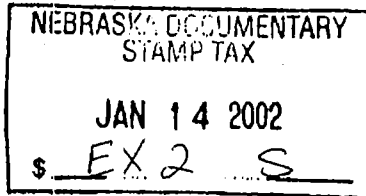


FILED SARPY CO. NE.
INSTRUMENT NUMBER
2002-01653

2002 JAN 14 A 10:47 AM

Glenn J. Dowling
REGISTER OF DEEDS



Counter SJA
Verify AK
D.E. D
Proof JW
Fee \$ 11.50
Ck Cash Chg DC

QUITCLAIM DEED - STATE

PROJECT: F-73-2(126)

TRACT: 153

John L. Craig, DIRECTOR in the name of the STATE OF NEBRASKA and for the DEPARTMENT OF ROADS of said State of Nebraska, under the provisions of Section 39-1326 R.R.S. of Nebraska, 1943 and for and in consideration of the sum of Eight Thousand Three Hundred Twenty Five and no/100 --(\$8,325.00)-- in hand paid, does hereby grant, bargain, sell, convey, remise, release and forever quitclaim unto **Magnum Development Corporation, a Nebraska Corporation** hereinafter known as the Grantee, whether one or more, the following described real estate situated in Sarpy County and State of Nebraska and subject to any and all existing restrictions and/or easements:

A tract of land located in part of Lots 2, 3 and 4, Cornhusker Retail Center in the Northwest Quarter of Section 27, Township 14 North, Range 13 East of the Sixth Principal Meridian, Sarpy County, Nebraska, described as follows:

Referring to the Northwest corner of said Quarter Section; thence easterly a distance of 67.00 feet along the north line of said Quarter Section to a point on the easterly 25th Street right of way line; thence southerly deflecting 089 degrees, 45 minutes, 56 seconds right, a distance of 618.43 feet along said 25th Street right of way line to a point on the southerly Gregg Road right of way line; thence easterly deflecting 088 degrees, 58 minutes, 24 seconds left, a distance of 840.95 feet along said Gregg Road right of way line; thence southerly deflecting 089 degrees, 00 minutes, 18 seconds right, a distance of 257.85 feet; thence easterly deflecting 089 degrees, 54 minutes, 00 seconds right, a distance of 483.83 feet to the point of beginning; thence easterly deflecting 000 degrees, 00 minutes, 00 seconds, a distance of 124.03 feet; thence easterly deflecting 008 degrees, 55 minutes, 22 seconds right, a distance of 460.98 feet; thence westerly deflecting 174 degrees, 55 minutes, 28 seconds right, a distance of 580.95 feet; thence northerly deflecting 086 degrees, 31 minutes, 37 seconds right, a distance of 32.52 feet to the point of beginning, containing 13,863.28 square feet, more or less.

There will be no Ingress or egress over the above described tract to Cornhusker Road. The intent being to deny entry to or exit from said Cornhusker Road. Except, over one unrestricted access, not to exceed 75 feet in width, the centerline of which is located 1,483.29 feet from the west line of said Quarter Section as measured along the centerline of Cornhusker Road. Said access being on the northerly side of Cornhusker Road.

In accordance with Article III, Section 20 of the Constitution of the State of Nebraska, the State of Nebraska, Department of Roads does hereby retain and reserve to itself all salt springs, coal, oil, gas, natural resources or other mineral rights it may have in or on the above described real property.

The Grantees, for themselves, their heirs, personal representatives, successors in interest and assigns, as a part of the consideration hereof, does hereby further covenant and agree "as a covenant running with the land" (1) that the land herein conveyed or any part hereof shall not be used for the erection or display of any advertising sign, device or display which is not related to or connected with the use of the premises conveyed hereby; (2) that the land herein conveyed shall not be used for the storage, processing, sorting, transfer or any other use related to or connected with scrap material of any nature or kind; or any other use which would create or cause an unsightly or obnoxious appearance upon the premises herein conveyed.

RJR
Return to: Daryl Behrends
Nebraska Dept. of Roads-R.O.W. Div. 0165

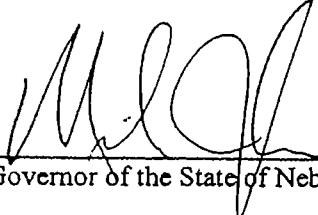
The State of Nebraska, Department of Roads, reserves an easement for the operation, maintenance and use of any and all existing utilities which are located over, under or upon the above described tract.

The State reserves to itself a permanent easement over which the various impacts, including but not limited to, noise, air, light and dust, associated with vehicular traffic on the highway may be disbursed.

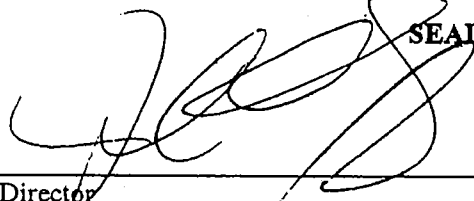
That to insure the observance of the above covenants, the State shall have the right to prevent the breach thereof by an injunction, mandatory or otherwise, and to recover whatever damages may have been suffered from any such breach, together with any attorney fees and expenses incurred thereby.

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 Grantee and to his, her or their heirs, successors and assigns forever.

Duly executed this 17th day of December, 2001.



Governor of the State of Nebraska

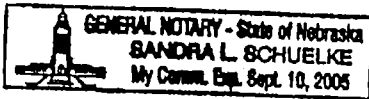
 SEAL

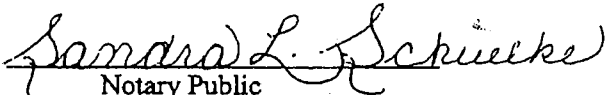
Director

STATE OF NEBRASKA)
) ss
Lancaster County)

On this 17th day of December, A.D., 2001, before me, a General Notary Public, duly commissioned and qualified personally came John L. Craig, Director to me known to be the identical person whose name is affixed to the foregoing instrument as grantor and acknowledged the same to be a voluntary act and deed.

WITNESS my hand and Notary Seal the day and year last above written.




Notary Public

My commission expires the 10th day of September, A.D. 2005