Security Escrow Co RETURN TO: Box 35

Attn: Jane Frey T92-11445

BOOK 1955 PAGE 607

WARRANTY D	E	E	D.
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## KNOW ALL MEN BY THESE PRESENTS, THAT

Robert J. Dickinson and Margaret S. Dickinson, husband and wife, as to an undivided one-half interest, and Nancy J. Cerone, a single person, as to an undivided one-half interest, , HEREIN CALLED THE GRANTOR WHETHER ONE OR MORE, IN CONSIDERATION OF ONE DOLLAR AND OTHER VALUABLE CONSIDERATION RECEIVED FROM GRANTEES, DOES GRANT, BARGAIN, SELL CONVEY AND CONFIRM UNTO:

West Bay, Inc., a Nebraska corporation,

HEREIN CALLED THE GRANTEE WHETHER ONE OR MORE, THE FOLLOWING DESCRIBED O REAL PROPERTY IN Douglas COUNTY, NEBRASKA.

A tract of land located in the NW 1/4 of Section 4, Township 14 North, Range 11 East of the 6th P.M., Douglas County, Nebraska, more particularly described on Exhibit "A" attached hereto.

TO HAVE AND TO HOLD THE ABOVE DESCRIBED PREMISES TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO BELONGING UNTO THE GRANTEE AND TO GRANTEE'S HEIRS AND ASSIGNS FOREVER.

arphi and grantor does hereby covenant with the grantee and with grantee's Heirs AND ASSIGNS THAT GRANTOR IS LAWFULLY SEISED OF SAID PREMISES; THAT THEY MARE FREE FROM ENCUMBRANCE:

except those easements, restrictions and covenants of record. THAT GRANTOR HAS GOOD RIGHT AND LAWFUL AUTHORITY TO CONVEY THE SAME; AND THAT GRANTOR WARRANTS AND WILL DEFEND THE TITLE TO SAID PREMISES AGAINST THE LAWFUL CLAIMS OF ALL PERSONS WHOMSOEVER.

EXECUTED: July 3	1993.	
Robert J. Dickinson	Nancy J Ceron	Juan
Margaret S. Dickinson		NEBR DOC STAMP TAX Date 2.2/93
STATE OF Nebraska	) )	
COUNTY OF Douglas	) as	
ON THIS DAY OF DAY OF ME, THE UNDERSIGNED A NOTARY E SAID COUNTY, PERSONALLY CAME and wife, and Nancy J. Cerone, a strong to me known to be the identical affixed to the foregoing instruments of the columnary witness my hand and notarial strong the columnary witness my	Robert J. Dickinson and Margaret ingle person. AL PERSON OR PERSONS WHOSE RUMENT AND ACKNOWLEDGED THE Y ACT AND DEED.	S. Dickinson, husband NAME IS OR NAMES ARE EXECUTION THEREOF TO

GENERAL NOTARY-State of Nebraska NOTARY PUBLIC JANE E. FREY My Comm. Exp. Apr. 10, 1994

MY COMMISSION EXPIRES THE MY COMMISSION EXPIRES THE D DAY OF \*\*\*\*\*\*\*\*\*

> JUL 21 12 26 FM 193 GEORGE J. H. REGISTER L. P. 18 DOUGLAS CONTINUES

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## EXHIBIT "A"

A tract of land located in the NW 1/4 of Section 4, Township 14 North, Range 11 East of the 6th P.M., Douglas County, Nebraska, more particularly described as follows:

Beginning at the Southeast corner of said NW 1/4 of Section 4; thence \$87°46'51"W (assumed bearing) along the South line of said NW 1/4 of Section 4, a distance of 1319.65 feet to the Southwest corner of the East 1/2 of said NW 1/4 of Section 4; thence NO1°37'26"W along the West line of said East 1/2 of the NW 1/4 of Section 4, a distance of 2554.33 feet to a point on the North line of said NW 1/4 of Section 4; thence N87°36'58"E along said North line of said NW 1/4 of Section 4, a distance 1321.36 feet to a point on the East line of said NW 1/4 of Section 4; thence SO1°35'12"E along said East line of the NW 1/4 of Section 4, a distance of 2558.14 feet to the point of beginning; EXCEPT the "F" Street right-of-way.

NE JUU SÉ