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RICHARD N. TAKECHI
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

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WARRANTY DEED

GOTTSCH ENTERPRISES, a Nebraska general partnership, GRANTOR(S), in consideration of Two Dollars (\$2.00) and other good and valuable consideration received from GRANTEE(S), THE FIRE GROUP PARTNERSHIP, a Nebraska general partnership, conveys to the GRANTEE(S) the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The West Half of the Southeast Quarter (W1/2 SE1/4) and the Southwest Quarter of the Northeast Quarter (SW1/4 NE1/4) of Section 19, Township 15 North, Range 11 East of the 6th P.M., in Douglas County, Nebraska subject to public roads and/or highways.

GRANTOR covenants with GRANTEE that GRANTOR:

- (1) is lawfully seised of such real estate, that it is free from encumbrances; subject to easements, restrictions and reservations of record; and subject to a prorated share of current real estate taxes and to all subsequent taxes and assessments;
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend title to the real estate against the lawful claims of all persons.

Executed 3-21, 2000

GOTTSCH ENTERPRISES, a Nebraska general partnership

By: Brett Gottsch
Brett Gottsch, Partner

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me on this 21 day of MARCH, 2000, by Brett Gottsch, as Partner of Gottsch Enterprises, a Nebraska general partnership, for and on behalf of the partnership.

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Janet J. Clark
Notary Public

My Commission Expires August 21, 2000

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|---------------|-------------------------|
| FEE <u>50</u> | FB _____ |
| BKP _____ | G/O _____ COMP _____ |
| DEL _____ | SCAN <u>ds</u> FV _____ |

The Fire Group Partnership
10730 Pacific Street #34
Omaha, NE 68114

Fire Ridge Estate

EXHIBIT B

PERMITTED EXCEPTIONS

Easements granted by the Plat and Dedication of Fire Ridge Estates recorded September 25, 2000, in Book 2163 at Page 347 of the Deed Records of Douglas County, Nebraska, as shown on Plat Survey, and on, over, through, under and across a 5 foot wide strip of land abutting all front and side boundary lot lines; an 8 foot wide strip of land abutting the rear boundary lines of all interior lots; and, a 16 foot wide strip of land abutting the rear boundary lines of all exterior lots, with provision for said 16 foot wide easements to be reduced to 8 feet. Further grants easements on, through, under and across a 5 foot wide strip of land abutting all streets, avenues and circles, whether public or private.

Covenants, conditions and restrictions contained in instrument dated January 12, 2001 and recorded January 16, 2001, in Book 1365 at Page 615 of the Miscellaneous Records of Douglas County, Nebraska.

Provisions for an association and for dues and assessments set forth therein.

Provisions for architectural control and approval of construction plans set forth therein.

Easement granted to American Telephone and Telegraph Company by instrument dated February 3, 1961 and recorded March 23, 1961, in Book 364 at Page 209 of the Miscellaneous Records of Douglas County, Nebraska, to construct, operate and maintain communication systems and appurtenances upon, over and under a portion of the East half of the Southwest $\frac{1}{4}$ Sec. 19-15-11.

Easement granted to American Telephone and Telegraph Company by instrument dated May 24, 1961 and recorded October 6, 1961, in Book 170 at Page 588 of the Miscellaneous Records of Douglas County, Nebraska, to construct, operate and maintain communication systems and appurtenances upon, over and under a portion of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ and North 3 rods of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ Sec. 19-15-11 from which part of subject property was platted.

Partial Release of Easement dated February 8, 2000 and recorded March 21, 2000, in Book 1331 at Page 522 of the Miscellaneous Records of Douglas County, Nebraska, releases that portion of the above easement lying within the North 3 rods of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ Sec. 19-15-11.

Right-of-Way Easement granted to Omaha Public Power District by instrument dated October 13, 1969 and recorded October 30, 1969, in Book 443 at Page 23 of the Miscellaneous Records of Douglas County, Nebraska, to construct, operate and maintain electrical transmission lines and appurtenances over, above, along, under, in and across subject property.

Right-of-Way Easement granted to Omaha Public Power District by instrument dated May 18, 1981 and recorded May 28, 1981, in Book 632 at Page 101 of the Miscellaneous Records of Douglas County, Nebraska, to construct, operate and maintain electrical transmission lines and appurtenances over, above, along, under, in and across subject property.

Right-of-Way Easement granted to Omaha Public Power District by instrument dated June 12, 1981 and recorded June 22, 1981, in Book 653 at Page 172 of the Miscellaneous Records of Douglas County, Nebraska, to construct, operate and maintain electrical transmission lines and appurtenances over, above, along, under, in and across part of subject property.

Easement reserved to Omaha Public Power District by Special Warranty Deed dated October 22, 1991 and recorded November 4, 1991, in Book 1910 at Page 44 of the Deed Records of Douglas County, Nebraska.

Permanent Storm Sewer and Drainage Easement granted to Sanitary and Improvement District No. 461 of Douglas County, Nebraska, its successors and assigns, including, but not limited to the City of Omaha, Nebraska, by instrument dated September 21, 2000 and recorded September 25, 2000, in Book 1352 at Page 170.

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of the Miscellaneous Records of Douglas County, Nebraska, to construct, operate and maintain storm sewer lines and drainage areas and appurtenances in, through, over and under portions of subject property.

Permanent Sidewalk and Trail Easement granted to Sanitary and Improvement District No. 461 of Douglas County, Nebraska, its successors and assigns, including, but not limited to the City of Omaha, Nebraska, by instrument dated September 21, 2000 and recorded September 25, 2000, in Book 1112 at Page 579 of the Miscellaneous Records of Douglas County, Nebraska, to construct and maintain sidewalks and trails in, through, over and under portions of subject property.

Permanent Drainage Easement granted to Sanitary and Improvement District No. 461 of Douglas County, Nebraska, its successors and assigns, including, but not limited to the City of Omaha, Nebraska, by instrument dated September 21, 2000 and recorded September 25, 2000, in Book 1352 at Page 571 of the Miscellaneous Records of Douglas County, Nebraska, to provide storm and surface water drainage in, through, over and under portions of subject property.

Permanent Sanitary Sewer Easement granted to Sanitary and Improvement District No. 461 of Douglas County, Nebraska, its successors and assigns, including, but not limited to the City of Omaha, Nebraska, by instrument dated September 25, 2000 and recorded September 25, 2000, in Book 1112 at Page 567 of the Miscellaneous Records of Douglas County, Nebraska, to construct, operate and maintain a sanitary sewer line and appurtenances in, through, over and under a portion of subject property.

Permanent Lift Station, Force Main and Access Easement granted to Sanitary and Improvement District No. 461 of Douglas County, Nebraska, its successors and assigns, including, but not limited to the City of Omaha, Nebraska, by instrument dated April 30, 2001 and recorded May 2, 2001, in Book 1329 at Page 71 of the Miscellaneous Records of Douglas County, Nebraska, to construct, operate and maintain a lift station, force main and related improvements and for access thereto in, through, over and under a portion of subject property.

Temporary Easement and Right-of-Way granted to Metropolitan Utilities District of Omaha by instrument dated November 1, 1999 and recorded November 12, 1999, in Book 1315 at Page 742 of the Miscellaneous Records of Douglas County, Nebraska.

Right of Way Easement granted to Omaha Public Power District by instrument dated September 4, 2001 and recorded September 12, 2001, in Book 1309 at Page 32 of the Miscellaneous Records of Douglas County, Nebraska.

Easement granted to Qwest Corporation by instrument dated April 19, 2001 and recorded July 16, 2001, in Book 1357 at Page 703 of the Miscellaneous Records of Douglas County, Nebraska.

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