

FILED SARPY CO. NE.
INSTRUMENT NUMBER
97-017897

97 AUG 19 PM 4:41

Glenn J. Waddington

REGISTER OF DEEDS

NEBRASKA
AUG 19 1997
\$9100 BY *Sp*

97-17897

Counter 100
Verify 102
R.E. 1350
Proof 1350
Fee: 1350
OK 1350
Cash 1350
Charge 1350

PARTNERSHIP WARRANTY DEED

TIBURON LIMITED PARTNERSHIP, a Nebraska Limited Partnership, Grantor, in consideration of One Dollar (\$1.00) and other good and valuable consideration received from Grantee, GOLF TRUST OF AMERICA, L.P. a Delaware Limited Partnership, conveys to Grantee the following-described real estate (as defined in Neb. Rev. Stat. Section 76-201):

SEE ATTACHED EXHIBIT "A"

Grantor covenants with Grantee that Grantor:

1. Is lawfully seized of such real estate and that it is free from encumbrances except those easements and restrictions of record;
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 this 19 day of August, 1997.

TIBURON LIMITED PARTNERSHIP,
a Nebraska Limited Partnership

By: *Eric B. Waddington*
ERIC B. WADDINGTON, Authorized
Representative of Drølla, Inc. a
Nebraska Corporation, General
Corporate Partner

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me on this the 19 day of August, 1997, by ERIC B. WADDINGTON, authorized representative of Drølla, Inc., a Nebraska Corporation and Corporate General Partner of TIBURON LIMITED PARTNERSHIP, a Nebraska Limited Partnership.

GENERAL NOTARY-State of Nebraska
JENNIFER M. DESECK
My Comm. Exp. June 29, 1999

Jennifer M. Debeck
Notary Public

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EXHIBIT "A"

Lots 186, 187 188, in Ballena, a subdivision as survey, platted and recorded in Sarpy County, Nebraska.

Lots "A", "B" and "C", Tiburon, a subdivision, as surveyed, platted and recorded in Sarpy County, Nebraska, except that part of Lot "C", more particularly described as follows: Commencing at the Southeast Corner of Lot 191, Tiburon; thence N40°19'14"E (assumed bearing), 85.00 feet; thence S49°40'46"E, 42.13 feet; thence S23°26'13"W, 69.10 feet; thence N66°33'47"W, 65.00 feet to the point of beginning. Subject to an access easement containing a calculated area of 4,036.29 sq. ft. or 0.092 ac. more or less.

Lot 400, Tiburon, except the East 80.00 feet; also except sublots 1 through 55 of Lot 1, Tiburon Patio Homes, a subdivision, as survey, platted and recorded in Sarpy County, Nebraska. Also, ~~that~~ that part of said Lot 400, more particularly described as follows: Commencing at the Southwest Corner of Sublot 18 of Lot 1, Tiburon Patio Homes, said point also being on the West Line of said Lot 400, Tiburon; thence N89°29'59"E (assumed bearing), 120.00 feet; thence N01°30'01"W, 45.00 feet; thence N88°29'59"E, 165.00 feet to the Southeast corner of Sublot 19 of said Lot 1; thence S06°31'43"E, 469.23 feet; thence S86°53'28"W, 180.20 feet; thence S05°25'29"E, 206.88 feet; thence S89°29'59"W, 74.98 feet; thence N31°00'01"W, 173.00 feet; thence N01°30'01"W, 482.00 feet to the point of beginning. Containing a calculated area of 163,641.92 sq. ft. or 3,756 ac. more or less.

L400 A1B1B
+ L400 A1B1A
+ L400 A1B2

A 60 foot wide easement lying North of and adjoining the South Line of Lot 401 and the South line of the East 80 feet of Lot 400, Tiburon, for the use of ingress and egress.

Subject to easements shown and any or all easements of record, including utility easements on, over, through, under and across a five foot (5') wide strip of land adjoining the front and side boundary lot lines, an eight foot (8') wide strip of land adjoining the rear boundary lot lines of all interior lots and a sixteen foot (16') wide strip of land adjoining the rear boundary lotlines of all exterior lots, of all platted areas.