

NEBRASKA DOCUMENTARY
STAMP TAX
JUL 23 1979
\$442.25 BY *[Signature]*

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That MILLARD PLAZA ASSOCIATES, a Nebraska general partnership ("Grantor"), in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid, receipt of which is hereby acknowledged, does hereby grant, bargain, sell, convey and confirm unto RIVERDALE DEVELOPMENT COMPANY, a Nebraska corporation ("Grantee"), all of the following described real estate located in the County of Douglas and State of Nebraska, to-wit:

All of that property described on Exhibit "A" attached hereto and incorporated herein by this reference;

together with all tenements, hereditaments and appurtenances to the same belonging, and all of the estate, title, dower, right of homestead, claim or demand whatsoever of said Grantor, of, in or to the same, or any part thereof; subject to those easements, restrictions and encumbrances set forth on Exhibit "B" attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the above described premises, with the appurtenances, unto the said Grantee and to its successors and assigns forever, and the Grantor named herein for itself, and its successors and assigns, does hereby covenant with the Grantee named herein, and with its successors and assigns, that the Grantor is lawfully seized of the above described premises; that they are free from encumbrance except as stated herein, and that the Grantor has good right and lawful authority to sell the premises, and that the Grantor and its successors and assigns will warrant and defend the premises until the Grantee named herein and its successors and assigns forever against the lawful claims of all persons whomsoever, excluding the exceptions named herein.

IN WITNESS WHEREOF, the Grantor has caused this Warranty Deed to be executed this 13th day of July, 1979.

MILLARD PLAZA ASSOCIATES, a
Nebraska General Partnership
By *[Signature]*
Phillip Dale Beggs, General
Partner

STATE OF NEBRASKA]
COUNTY OF DOUGLAS] ss:

On this 13th day of July, 1979, before me, the undersigned a Notary Public, duly commissioned and qualified for said County, personally came PHILLIP DALE BEGGS, a General Partner of MILLARD PLAZA ASSOCIATES, a Nebraska general partnership to me known to be the identical person whose name is subscribed to the foregoing instrument and he acknowledged the execution of the above Warranty Deed to be his voluntary act and deed and the voluntary act and deed of MILLARD PLAZA ASSOCIATES, a Nebraska general partnership.

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

[SEAL]

[Signature]
Notary Public Sydney G. Adams
My commission expires on the 18th day of September, 1980.

A TRACT OF LAND LYING IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12-14-11; THENCE NORTH $89^{\circ}10'23''$ WEST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER A DISTANCE OF 33 FEET; THENCE NORTH $00^{\circ}08'06''$ WEST ALONG THE WEST RIGHT OF WAY LINE OF 138TH STREET A DISTANCE OF 25 FEET; THENCE NORTH $89^{\circ}10'23''$ WEST A DISTANCE OF 242.60 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH $89^{\circ}10'23''$ WEST ON LINE 25 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12-14-11, A DISTANCE OF 235.07 FEET TO A POINT ON A CURVE; THENCE NORTHERLY ALONG A 20-FOOT RADIUS CURVE TO THE RIGHT AN ARC DISTANCE OF 7.69 FEET (CHORD BEARING NORTH $10^{\circ}11'00''$ WEST, CHORD DISTANCE 7.64 FEET) TO A POINT OF TANGENCY; THENCE NORTH $00^{\circ}49'37''$ EAST A DISTANCE OF 147.50 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG A 20.0-FOOT RADIUS CURVE TO THE RIGHT AN ARC DISTANCE OF 31.42 FEET TO A POINT OF TANGENCY; THENCE SOUTH $89^{\circ}10'23''$ EAST A DISTANCE OF 216.79 FEET; THENCE SOUTH $00^{\circ}54'43''$ WEST A DISTANCE OF 175.02 FEET TO THE POINT OF BEGINNING.

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 12-14-11; THENCE SOUTH $00^{\circ}08'06''$ EAST ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 12-14-11 (A.K.A. THE CENTER LINE OF 138TH STREET), A DISTANCE OF 460.9 FEET; THENCE SOUTH $89^{\circ}51'54''$ WEST TO A POINT ON THE WEST RIGHT OF WAY LINE OF 138TH STREET, A DISTANCE OF 33 FEET; THENCE SOUTH $86^{\circ}35'31''$ WEST, A DISTANCE OF 256.64 FEET; THENCE NORTH $82^{\circ}46'04''$ WEST A DISTANCE OF 152.62 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH $82^{\circ}46'04''$ WEST A DISTANCE OF 24.14 FEET; THENCE NORTH $89^{\circ}10'23''$ WEST A DISTANCE OF 320.00 FEET; THENCE NORTH $48^{\circ}38'44''$ EAST ALONG A LINE 25 FEET SOUTHEASTERLY OF AND PARALLEL TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF STATE HIGHWAY NUMBER 50 A DISTANCE OF 351.46 FEET; THENCE NORTH $78^{\circ}04'56''$ EAST ALONG A LINE 25 FEET SOUTH OF AND PARALLEL TO THE SOUTH RIGHT OF WAY LINE OF "Q" STREET A DISTANCE OF 41.41 FEET; THENCE SOUTH $61^{\circ}17'36''$ EAST A DISTANCE OF 29.22 FEET; THENCE SOUTH $03^{\circ}24'29''$ EAST A DISTANCE OF 234.80 FEET TO THE POINT OF BEGINNING.

A TRACT OF LAND LYING IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12-14-11; THENCE NORTH 89°10'23" WEST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER A DISTANCE OF 33 FEET; THENCE NORTH 00°08'06" WEST ALONG THE WEST RIGHT OF WAY LINE OF 138TH STREET A DISTANCE OF 225.02 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°10'23" WEST ON LINE 225 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12-14-11, A DISTANCE OF 455.77 FEET TO A POINT OF CURVATURE; THENCE WESTERLY AND NORTHERLY ALONG A 20-FOOT RADIUS CURVE TO THE RIGHT AN ARC DISTANCE OF 31.42 FEET TO A POINT OF TANGENCY; THENCE NORTH 00°49'37" EAST A DISTANCE OF 589.01 FEET; THENCE SOUTH 89°10'23" EAST A DISTANCE OF 32.15 FEET; THENCE SOUTH 82°46'04" EAST A DISTANCE OF 177.68 FEET; THENCE NORTH 86°35'31" EAST A DISTANCE OF 257.54 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF 138TH STREET; THENCE SOUTH 00°08'06" EAST ALONG SAID WESTERLY RIGHT OF WAY LINE A DISTANCE OF 608.38 FEET TO THE POINT OF BEGINNING.

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION TWELVE; THENCE SOUTH 00°08'06" EAST ALONG THE EAST LINE OF SAID NORTHWEST QUARTER, SECTION TWELVE, A DISTANCE OF 460.9 FEET; THENCE SOUTH 86°35'31" WEST, A DISTANCE OF 289.64 FEET; THENCE NORTH 82°46'04" WEST A DISTANCE OF 152.62 FEET; THENCE NORTH 82°46'04" WEST, A DISTANCE OF 24.14 FEET; THENCE SOUTH 67°42'13" WEST A DISTANCE OF 63.66 FEET; THENCE SOUTH 00°49'37" WEST, A DISTANCE OF 137.39 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00°49'37" WEST, A DISTANCE OF 151.61 FEET; THENCE NORTH 89°10'23" WEST A DISTANCE OF 145.57 FEET; THENCE NORTH 00°49'37" EAST A DISTANCE OF 151.61 FEET; THENCE SOUTH 89°10'23" EAST A DISTANCE OF 145.57 FEET TO THE POINT OF BEGINNING.

EXHIBIT "B"

TO WARRANTY DEED DATED July 13, 1979
BETWEEN MILLARD PLAZA ASSOCIATES, A
NEBRASKA GENERAL PARTNERSHIP, GRANTOR,
AND RIVERDALE DEVELOPMENT COMPANY, A
NEBRASKA CORPORATION, GRANTEE

1. Consolidated general real estate taxes for the year 1978 due and payable January 1, 1979.
2. Restrictions contained in Quit Claim Deed recorded March 26, 1971 in Deed Book 1427 at Page 7.
3. Easement granted to Metropolitan Utilities District of Omaha dated January 6, 1977 and recorded January 26, 1977 in Miscellaneous Book 575 at Page 728.
4. Sanitary Sewer Easements granted to the City of Omaha, both of which are dated July 14, 1977 and both of which are recorded July 14, 1977 in Miscellenous Book 583 at Page 583 and Miscellaneous Book 583 at Page 587.
5. Restrictions of ingress and egress as contained in Warranty Deed dated May 27, 1968 and recorded June 26, 1968, in Deed Book 1357 at Page 481.
6. Easement granted to Metropolitan Utilities District of Omaha dated October 11, 1977 and recorded October 27, 1977 in Miscellaneous Book 588 at Page 496.
7. Easement granted to Omaha Public Power District, a public corporation, and the Northwestern Bell Telephone Company, a corporation, dated June 22, 1978 and recorded July 7, 1978 in Miscellaneous Book 599 at Page 692.
8. Easement granted to Metropolitan Utilities District of Omaha, dated November 22, 1977 and recorded December 1, 1977 in Miscellaneous Book 590 at Page 276.
9. Easement and maintenance agreement by and between Millard Plaza Associates and Robert S. Masters, dated October 25, 1977 and recorded November 15, 1977 in Miscellaneous Book 589 at Page 226.
10. Easement and maintenance agreement by and between Millard Plaza Associates and First Westside Bank, a banking corporation, recorded October 11, 1977 in Miscellaneous Book 587 at Page 564.
11. Easement and maintenance agreement by and between Millard Plaza Associates and Debak Properties, a partnership, recorded October 12, 1977 in Miscellaneous Book 587 at Page 634.

12. Unrecorded easement and maintenance agreement by and between Millard Plaza Associates, a Nebraska General

Partnership, and A. J. Reed, Roy Stambaugh and Roe Messner, which affects the use and maintenance of the common streets and road ways.

13. The provisions of a Declaration and Reservation of Easement made by Millard Plaza Associates, a Nebraska General Partnership, dated December 10, 1978 and recorded January 8, 1979 in Miscellaneous Book 608 at Page 491.

14. Restrictive Use Agreement by and between Millard Plaza Associates and First Westside Bank, recorded October 11, 1977 in Miscellaneous Book 587 at Page 574.

15. Easement by and between Millard Plaza Associates and Omaha Public Power District and Northwestern Bell Telephone Company dated December 22, 1978 and recorded January 9, 1979 in Miscellaneous Book 608 at Page 603.

PARTNERSHIP RESOLUTION

RESOLVED:

That Phillip Dale Beggs, a General Partner of Millard Plaza Associates, a Nebraska General Partnership, is hereby authorized and directed to execute all documents relating to the sale of partnership property to Atlantic Properties, Inc. and Riverdale Development Company in accordance with those certain real estate purchase contracts dated March 8, 1979, including, warranty deeds, assignment of leases, assignment of construction warranties, closing statements and any and all other similar or related documents necessary or desirable to complete the closing of the transaction in accordance with said purchase contracts; the execution and delivery of such documents by Phillip Dale Beggs on behalf of the partnership shall be the act of and be binding upon the partnership.

DATED this 13 day of July, 1979.

Roe Messner
Roe Messner

Phillip Dale Beggs
Phillip Dale Beggs

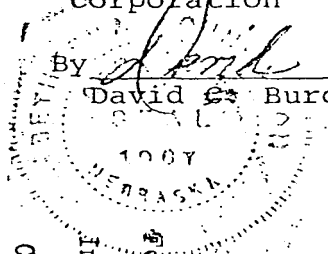
BETHESDA FOUNDATION, a
Nebraska nonprofit
corporation

William T. Caniglia
William T. Caniglia

By David S. Burdine
David S. Burdine, President

AFTER RECORDATION RETURN TO:

Security Escrow Company
314 South 19th Street
Omaha, Nebraska 68102
ATTN: S. G. Adams



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1979 JUL 23 PM 2:56
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C. HAYDON & SONS
SECURITY ESCROW COMPANY

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