

*2755 S Locust  
9/16 Karma Real Est  
Denver Colo, 80222*

**BOOK 1610 PAGE 419**

**CORPORATION WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, That WINDSOR ARMS, INC., a corporation organized and existing under and by virtue of the laws of the State of Nebraska, in consideration of \$10.00 and other valuable and sufficient consideration received from grantee, does hereby grant, bargain, sell, convey and confirm unto Pabulum Investments N.V., Inc., A Curacao, Netherlands Antilles Corporation

herein called the grantee whether one or more, the following real property described on the attached Exhibit "A" which is made a part hereof.

SUBJECT TO:

(a) A first mortgage to The Penn Mutual Life Insurance Company in the original amount of \$1,300,000.00 dated October 1, 1968 and recorded October 16, 1968 in Book 1778, page 1, Mortgage Records, Office of the Register of Deeds of Douglas County, Nebraska, having a balance due subsequent to the October 1, 1978 payment of \$942,656.70, which grantee assumes and agrees to pay.

(b) A first assignment of rents to The Penn Mutual Life Insurance Company dated October 1, 1968 and recorded October 16, 1968 in Misc. Book 469, Page 333.

(c) Real estate taxes for the year 1978, and subsequent years, being the Douglas County taxes which are not delinquent until 1979 and thereafter and city and metropolitan school taxes for the year 1979 and subsequent years which are not delinquent until 1979 and thereafter.

(d) A lease from Windsor Arms, Inc. to Cornhusker Casualty Co. dated January 21, 1977 covering part of the premises.

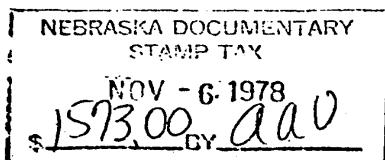
(e) A lease from Overland-Wolf, Inc. to Burroughs Corporation dated July 31, 1967 covering part of the premises.

(f) Leases and tenancies pertaining to residential apartments and other parts of the premises.

(g) A Uniform Commercial Code Financing Statement from Overland-Wolf, Inc. to The Penn Mutual Life Insurance Company.

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.

And the grantor for itself and its successors does hereby covenant with the grantee and with grantee's heirs and

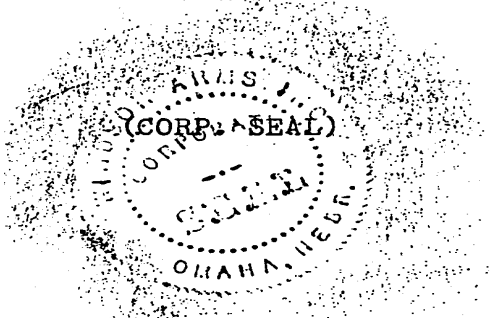


BOOK 1610 PAGE 420

assigns that grantor is lawfully seized of said premises; that they are free from encumbrance except as above stated; 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 whosoever.

IN WITNESS WHEREOF, grantor has hereunto caused its corporate seal to be affixed and these presents signed by its President.

DATED November 6, 1978.



WINDSOR ARMS, INC.

By Mark S. Covert  
President.

STATE OF NEBRASKA )  
                                  )ss.  
COUNTY OF DOUGLAS )

Before me, a Notary Public qualified in said county, personally came MARK S. COVERT, President of Windsor Arms, Inc., a corporation, known to me to be the President and identical person who signed the foregoing instrument, and acknowledged the execution thereof to be his voluntary act and deed as such officer and the voluntary act and deed of said corporation and that its corporate seal was thereto affixed by its authority.

Witness my hand and Notarial Seal this 6th day of November, 1978.

Carl C. Hirsch  
Notary Public.

My commission expires:



**BOOK 1610 PAGE 421**  
**EXHIBIT A**

The property to be conveyed hereunder is the following described real estate, situated in the County of Douglas and State of Nebraska, to-wit:

Lot Fifteen (15) and the West Half of the vacated alley adjoining on the East, and the North Half of the vacated alley adjoining on the South which is subject to utility easements, Block Four (4), in West End, an addition to the City of Omaha, Douglas County, Nebraska, as surveyed, platted and recorded.

Lots Fourteen (14), Thirteen (13), Twelve (12) and the West Half of Lot Eleven (11), together with the South Half of the vacated alley adjoining on the North, Block Four (4), except the South three (3) feet of said lots taken for street, said vacated alley being subject to utility easements, in West End, an addition to the City of Omaha, Douglas County, Nebraska, as surveyed, platted and recorded.

and an easement over and across the following described property, to-wit:

A strip of land fifteen (15) feet in width, being all of the vacated alley lying between Lot Eight (8) on the North, and Lots Nine (9), Ten (10) and Eleven (11) on the South, and including the North Half of vacated alley lying South of the South line of Lot Eight (8) extended West to the center of the vacated alley adjoining Lot Eight (8) on the West, all in Block Four (4), West End, an addition to the City of Omaha, Douglas County, Nebraska,

for the purpose of ingress to and egress from the above described property (including the right to repair and maintain any existing underground utilities).

Utility easements are those for existing electric, gas, water and sewer connections to contiguous streets, and an easement reserved to the City of Omaha and other parties for the construction, maintenance, repair and renewal of all utilities under the surface of the south half of the vacated alley adjoining on the North of Lots 14, 13, 12 and the West Half of Lot 11, in Block 4, West End.

Additional property conveyed hereby is the following:

A non-exclusive perpetual easement, for purposes of ingress and egress from 31st Avenue in Omaha, Nebraska to Lot 15, Block 4, West End Addition to the City of Omaha, Douglas County, Nebraska, as surveyed, platted and recorded, over and across the following described real estate, to-wit:

Beginning at the southwest corner of Lot 16, Block 4, West End Addition to the City of Omaha, Douglas County, Nebraska, as surveyed, platted and recorded, thence east along the south lot line 128.7 feet to a retaining wall, thence north 4.2 feet; thence west parallel to the south lot line 128.7 feet to the west lot line; thence south along the west lot line 4.2 feet to place of beginning.

PROVIDED: There is hereby excepted and reserved to the grantor, Windsor Arms, Inc., its successors and assigns, a non-exclusive, perpetual easement for purposes of ingress and egress from 31st Avenue in Omaha, Nebraska to Lot 16, Block 4, West End Addition to the City of Omaha, Douglas County, Nebraska, as surveyed, platted and recorded, on the following described real estate, to-wit:

Beginning at the northwest corner of Lot 15, Block 4, West End Addition to the City of Omaha, Douglas County, Nebraska, as surveyed, platted and recorded, thence south along the west line thereof 9.8 feet to a concrete wall, thence east parallel to the north line thereof 128.7 feet to a retaining wall, thence north 9.8 feet; thence west 128.7 feet along the north line thereof to place of beginning.

BOOK 1610 PAGE 422

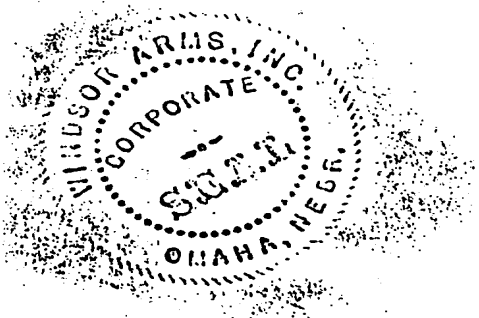
MINUTES OF SPECIAL MEETING OF  
THE BOARD OF DIRECTORS OF  
WINDSOR ARMS, INC.

At a special meeting of the Board of Directors of Windsor Arms, Inc., held at the offices of the corporation on September 1, 1978, all of the directors were present and waived notice of the time and place of said meeting.

Upon motion, duly seconded and unanimously approved, the following resolution was adopted:

"Be it resolved that the execution by the officers of the corporation of a Purchase Agreement between Windsor Arms, Inc. and Balbir S. Kakar dated July 17, 1978 in which it is agreed that the property known as Park Plaza East, legally described on Exhibit "A" attached hereto, be sold to Balbir S. Kakar or his assignee, all according to the terms of said purchase agreement, is hereby approved and ratified and upon payment therefor and compliance with all of the terms of said agreement by the purchaser, the President and Secretary of the corporation shall be authorized to execute and deliver a warranty deed to said property to the purchaser and to do such other acts as are necessary to comply with the corporation's obligations under said agreement."

WHEREUPON, the meeting was adjourned.



  
Secretary.

BOOK 1610 PAGE 423

EXHIBIT A

The property to be conveyed hereunder is the following described real estate, situated in the County of Douglas and State of Nebraska, to-wit:

Lot Fifteen (15) and the West Half of the vacated alley adjoining on the East, and the North Half of the vacated alley adjoining on the South which is subject to utility easements, Block Four (4), in West End, an addition to the City of Omaha, Douglas County, Nebraska, as surveyed, platted and recorded.

Lots Fourteen (14), Thirteen (13), Twelve (12) and the West Half of Lot Eleven (11), together with the South Half of the vacated alley adjoining on the North, Block Four (4), except the South three (3) feet of said lots taken for street, said vacated alley being subject to utility easements, in West End, an addition to the City of Omaha, Douglas County, Nebraska, as surveyed, platted and recorded.

and an easement over and across the following described property, to-wit:

A strip of land fifteen (15) feet in width, being all of the vacated alley lying between Lot Eight (8) on the North, and Lots Nine (9), Ten (10) and Eleven (11) on the South, and including the North Half of vacated alley lying South of the South line of Lot Eight (8) extended West to the center of the vacated alley adjoining Lot Eight (8) on the West, all in Block Four (4), West End, an addition to the City of Omaha, Douglas County, Nebraska,

for the purpose of ingress to and egress from the above described property (including the right to repair and maintain any existing underground utilities).

Utility easements are those for existing electric, gas, water and sewer connections to contiguous streets, and an easement reserved to the City of Omaha and other parties for the construction, maintenance, repair and renewal of all utilities under the surface of the south half of the vacated alley adjoining on the North of Lots 14, 13, 12 and the West Half of Lot 11, in Block 4, West End.

Additional property conveyed hereby is the following:

A non-exclusive perpetual easement, for purposes of ingress and egress from 31st Avenue in Omaha, Nebraska to Lot 15, Block 4, West End Addition to the City of Omaha, Douglas County, Nebraska, as surveyed, platted and recorded, over and across the following described real estate, to-wit:

Beginning at the southwest corner of Lot 16, Block 4, West End Addition to the City of Omaha, Douglas County, Nebraska, as surveyed, platted and recorded, thence east along the south lot line 128.7 feet to a retaining wall, thence north 4.2 feet; thence west parallel to the south lot line 128.7 feet to the west lot line; thence south along the west lot line 4.2 feet to place of beginning.

PROVIDED: There is hereby excepted and reserved to the grantor, Windsor Arms, Inc., its successors and assigns, a non-exclusive, perpetual easement for purposes of ingress and egress from 31st Avenue in Omaha, Nebraska to Lot 16, Block 4, West End Addition to the City of Omaha, Douglas County, Nebraska, as surveyed, platted and recorded, on the following described real estate, to-wit:

Beginning at the northwest corner of Lot 15, Block 4, West End Addition to the City of Omaha, Douglas County, Nebraska, as surveyed, platted and recorded, thence south along the west line thereof 9.8 feet to a concrete wall, thence east parallel to the north line thereof 128.7 feet to a retaining wall, thence north 9.8 feet; thence west 128.7 feet along the north line thereof to place of beginning.

51-1  
1573.00

Book 1610  
Page 419  
of 15  
Fee 1625  
Index  
Comped  
N 51-13, 14, 23, 4

RECEIVED  
1978 NOV - 6 PM 2:50  
DOUGLAS COUNTY, NEBRASKA  
REGISTERED INSTRUMENTS

*[Handwritten signatures]*