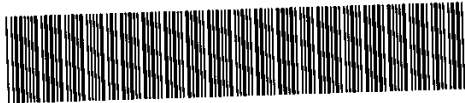


BK 2194 PG 477-478



DEED 2001 14528

Nebr Doc Stamp Tax
<i>fb. 24/01</i>
Date
<i>5/28/01</i>
By <i>[Signature]</i>

REGISTER OF DEEDS  
 01 OCT 24 PM 2:47  
 RECEIVED

Deed FEE *36.* FB *see attached*  
 2 BKP \_\_\_\_\_ C/O *y* COMP *B<sup>60</sup>*  
 53 DEL \_\_\_\_\_ SCAN *UR* FV \_\_\_\_\_

**WARRANTY DEED**

312 SOUTH 16<sup>TH</sup> STREET LIMITED PARTNERSHIP, a Nebraska limited partnership ("Grantor"), in consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, conveys to REGIS BUILDING, L.L.C., a Nebraska limited liability company ("Grantee") that certain real estate located in Douglas County, Nebraska, described in Exhibit A attached hereto and incorporated by reference herein.

Grantor covenants with Grantee that Grantor:

- (1) Is lawfully seized of such real estate and that it is free from encumbrances subject to that certain Multifamily Deed of Trust Assignment of Rents and Security Agreement, dated July 24, 2001 and recorded July 24, 2001 in Book 6508, Page 692;
- (2) Has legal power and lawful authority to convey the same; and
- (3) Warrants and will defend the title to the real estate against the lawful claims of all persons.

EXECUTED: October 19<sup>th</sup>, 2001.

312 SOUTH 16<sup>TH</sup> STREET LIMITED PARTNERSHIP

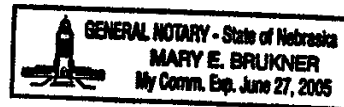
By: THI, INC., a Nebraska corporation, General Partner

By: Tammy Barrett  
Tammy Barrett, President

STATE OF NEBRASKA )  
 ) ss.  
COUNTY OF DOUGLAS )

On this 19 day of October, 2001, before me a Notary Public in and for said county and state, personally appeared Tammy Barrett, known to me to be the identical person who subscribed her name to the foregoing as President of THI, Inc., General Partner of 312 SOUTH 16<sup>TH</sup> STREET LIMITED PARTNERSHIP, a Nebraska limited partnership, and acknowledged the execution thereof to be her voluntary act and deed and the voluntary act and deed of said corporation and said limited partnership.

Mary E. Brukner  
Notary Public



After recording, return to:  
 Gloria Ruesch  
 Security Land Title & Escrow Co.  
 P.O. Box 44039  
 Omaha, NE 68144

(35)

001-4840

*02405301*

**EXHIBIT A**

Unit Nos. B101, 101, 102, 103 and 201, in The Regis Commercial Condominium, a condominium organized and existing under the laws of the State of Nebraska pursuant to Declaration filed December 17, 1984 in Book 1745 at Page 607 of the Deed Records of Douglas County, Nebraska; and *23-32109*

Unit Nos. 31 through 36, inclusive, 41 through 46, inclusive, 51 through 56, inclusive, 61 through 66, inclusive, 71 through 76, inclusive, 81 through 86, inclusive, 91 through 96, inclusive, and 101 through 106, inclusive, all in the Regis Residential Condominium, a condominium organized and existing under the laws of the State of Nebraska, pursuant to Declaration filed December 17, 1984 in Book 1745 at Page 533 of the Deed Records of Douglas County, Nebraska; and *23-32708*

Together with all common areas and elements, all appurtenant easements and all parking rights.