WARRANTY DEED

Webster E. Pullen and Gilco Trust Company, Trustees
(hereafter, "Grantors") under that certain Irrevocable Trust
Agreement dated December 30, 1976 (sometimes referred to as
"the R & K Trust"), the owner of the following described
property:

Beginning at a point 305 feet north and
468.6 feet west of the east one-quarter
corner of Section 16, Township 15 North,
Range 12 east of the 6th P.M., Douglas
County, Nebraska; thence north, parallel
to the east line of the northeast
quarter of said Section 16, a distance
of 683.90 feet to a point on the south
line of Lot 8, Meadowbrook Addition;
thence north 89°55'00" west along the
south line of Lots 8, 7, 6 and 5, said
Meadowbrook Addition, a distance of
360 feet; thence South, parallel to the
east line of the northeast quarter of
Section 16, a distance of 521.81 feet;
thence left 12°29' in a southeasterly
direction, a distance of 262 feet; thence
left 77°30' and parallel to the south
property line a distance of 213.3 feet;
thence left 90°01' and parallel to the
east property line, a distance of 93
feet; thence right 90°01' and parallel
to the south property line, a distance
of 90 feet to the point of beginning
(which property is sometimes referred
to as "the R & K tract"),

do hereby grant and convey to Robert H. Berkshire, Trustee
(hereafter, "Grantee"), his successors and assigns, as
Trustee for all of the Co-owners of Unit Nos. 1 through 30,
inclusive, of The Summit Condominium Property Regime, to
be held and used as part of the common elements of said
Regime, all of Grantors' right, title and interest in and to
that portion of the SE-1/4 of the NE-1/4 of Section 16,
Township 15 North, Range 12 East of the 6th P.M., Douglas
County, Nebraska, more particularly described as follows:

Beginning at a point 212 feet North and
558.6 feet West of the East Quarter-
Corner of said Section 16; thence,
N89°59'W a distance of 213.3 feet; thence,
N12°29'W a distance of 92.19 feet; thence,
S89°59'E a distance of 89.93 feet; thence,
S0°E a distance of 70 feet; thence S89°59'E
a distance of 143.3 feet; thence S0°E a
distance of 20 feet to the point of be-
ginning. In this description the East
line of said Section 16, Township 15
North, Range 12 East is assumed to lie
in a true North-South direction.

The conveyance herein is subject to certain retained easement rights as hereafter described.

For reference purposes, there is attached hereto as Exhibit "1" a certain diagram showing five parcels of land, described as Parcels, A, B, C, D and E. The above-described property constitutes Parcels A and B as shown on said diagram. Parcel B is legally described as follows:

Beginning at a point 212 feet North and 558.6 feet West of the East Quarter-Corner of said Section 16; thence, N89°59'W a distance of 143.3 feet; thence, North, a distance of 20 feet; thence S89°59'E a distance of 143.3 feet; thence, South a distance of 20 feet to the point of beginning.

The conveyance herein of Parcel B is subject to the retention of a permanent easement in favor of Grantors, their successors and assigns, and in favor of all owners and users of the tract of land lying generally to the North of Parcel B, for purposes of ingress and egress to and from said tract and for installation, use, maintenance and relocation of utilities servicing said tract.

The benefited tract, known to the parties herein and elsewhere as "the new R & K tract", consists of the property described above as "the R & K tract," diminished by Parcels A and B and augmented by Parcels C and D.

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 successors and assigns forever.

And the Grantors for themselves and their successors do hereby covenant with the Grantee and with Grantee's successors and assigns that Grantors are lawfully seised of said premises; that they are free from encumbrance, that Grantors have good right and lawful authority to convey the same; and that Grantors warrant and will defend the title to said premises against the lawful claims of all persons whomsoever.

Executed this 23rd day of May, 1978.

W. Pullen
Webster E. Pullen

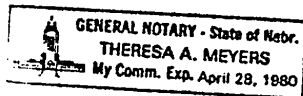
GILCO TRUST COMPANY,

By: Paul L. McCandless
Title: President

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

Before me, a notary public qualified in said county, personally came Webster E. Pullen and Paul L. McCandless, known to me to be the President of Gilco Trust Company, Trustees, and acknowledged the execution thereof to be their voluntary act and deed as Trustees of the tract described on the first page hereof.

Witness my hand and notarial seal on May 23, 1978.



Theresa A. Meyers
Notary Public

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REGISTER OF DEEDS
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