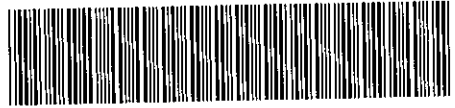




2158 485 DEED



10366 00 485-486

Nebr Doc Stamp Tax
<u>7.28.2000</u> Date
<u>\$3027.50</u>
By <u>Jm</u>

RICHARD H. FAHEI
REGISTER OF DEEDS
LINCOLN COUNTY, NE

00 JUL 28 AM 9:54

RECEIVED

WARRANTY DEED

Deed
2
2

FEE	<u>11.00</u>	FB	_____
BKP	_____	C/O	_____ COMP
DEL	_____	SCAN	<u>dc</u> FV

FUCHS MACHINERY, INC., a Nebraska corporation, GRANTOR(S), in consideration of Two Dollars (\$2.00) and other good and valuable consideration received from GRANTEE(S), RIVERCITY REAL ESTATE CO., a Nebraska general partnership, conveys to GRANTEE(S) the following described real estate (as defined in Neb. Rev. Stat. 76-201):

See Attached Exhibit A.

GRANTOR covenants with GRANTEE that GRANTOR:

- (1) is lawfully seised of such real estate, that it is free from encumbrances; subject to easements, restrictions and reservations of record; and subject to a prorated share of current real estate taxes and to all subsequent taxes and assessments;
- (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 7-10, 2000.

FUCHS MACHINERY, INC., a Nebraska corporation

By: [Signature]

Its: C.E.O.

STATE OF Colorado }
 COUNTY OF Denver } ss.

The foregoing instrument was acknowledged before me on this 10 day of July, 2000, by John M Fuchs the CEO of Fuchs Machinery, Inc., a Nebraska corporation, for and on behalf of the corporation,

[Signature]
 Notary Public

My Commission Expires 1-20-2002

Rivercity Real Estate Co.
 401 NORTH 117th Str.
 Omaha, NE 68154
 #16 ✓ 071432



TA-40193

EXHIBIT 'A'

LEGAL DESCRIPTION

Lot 5, in **SPRING VALLEY INDUSTRIAL PARK**, an Addition to the City of Omaha, as surveyed, platted and recorded, in Douglas County, Nebraska;

And,

Lot 6, in **SPRING VALLEY INDUSTRIAL PARK**, an Addition to the City of Omaha, as surveyed, platted and recorded, in Douglas County, Nebraska, EXCEPT that part thereof described as follows:

Beginning at the Northwest corner of said Lot 6; thence South $89^{\circ}40'14''$ East (assumed bearing), 84.29 feet, on the North line of said Lot 6; thence South $00^{\circ}19'46''$ West, 374.39 feet, to the South line of said Lot 6; thence North $89^{\circ}40'14''$ West, 105.62 feet, on the South line of said Lot 6; thence North $03^{\circ}35'25''$ East, 375.00 feet, on the West line of said Lot 6, to the Point of Beginning.