

Box 35
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RICHARD H. TAKECHI
REGISTER OF DEEDS
DOUGLAS COUNTY, NE



WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that The Miller Company, Inc., also known as The Miller Company, a Nebraska corporation, herein called the GRANTOR, whether one or more, in consideration of One Dollar and other valuable consideration received from GRANTEEES, does grant, bargain, sell convey and confirm unto E. H. Properties, Inc., a Nebraska corporation, herein called the GRANTEE whether one or more, the following described real property in Douglas County, Nebraska:

See Exhibit "A" hereto attached and made a part hereof.

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 GRANTOR does hereby covenant with the GRANTEE and with GRANTEE'S Heirs and assigns that GRANTOR is lawfully seized of said premises; that they are free from encumbrance, except those easements, restrictions and covenants of record.

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 whomsoever.

DATED THIS 24 day of Sept., 1997.

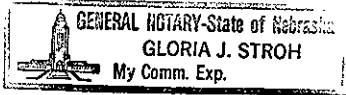
The Miller Company, Inc.

By [Signature]
Tim Hoffman, President

STATE OF NEBRASKA)
)ss.
COUNTY OF DOUGLAS)

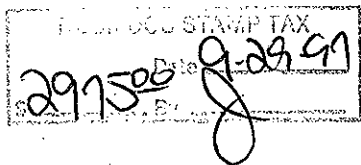
On this 24th day of September, 1997, before me, the undersigned, a Notary Public, duly commissioned and qualified for in said County, personally came Tim Hoffman, President of The Miller Company, Inc., also known as The Miller Company, a Nebraska corporation, known to be the identical person or persons whose name is or names are affixed to the foregoing instrument and acknowledged the execution thereof to be their voluntary act and deed on behalf of said corporation.

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



[Signature]
NOTARY PUBLIC

My commission expires the _____ day of _____, _____.



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FEE 1010 FB 61-28660
BKP Comp C/O Y COMP 2
DEL SCAN [Signature]

Exhibit A

A tract of land located in Block 1, Omaha Industrial Foundation District No. 3, a Subdivision in Douglas County, Nebraska, the boundaries of which are described as follows:

Commencing with the intersection of the Northerly Right-of-Way line of "L" Street with the Westerly Right-of-Way line of 136th Street; thence N 1° 03' 58" E, along said Westerly Right-of-Way line, 350.00 feet to the point of beginning; thence continuing along said Westerly Right-of-Way line N 1° 03' 58" E for a distance of 170.54 feet to a point of curvature; thence continuing along said Right-of-Way line 351.18 feet along the arc of a circular curve to the left which is tangent to the last described course and which has a radius of 447.46 feet and a chord the length and bearing of which are 342.24 feet and N 21° 24' 51" W respectively, to a point of tangency; thence continuing along said Right-of-Way line N 43° 53' 40" W, on a line tangent to the last described curve, 175.68 feet to a point; thence S 46° 06' 20" W for a distance of 584.45 feet to a point on the Northeasterly Right-of-Way line of the Union Pacific Railroad; thence S 40° 50' 02" E, along said railroad right of way line, 466.45 feet to a point; thence N 49° 09' 58" E for a distance of 223.24 feet to a point; thence S 88° 56' 02" E for a distance of 190.89 feet to the point of beginning.