

1188 L' N 68157

WARRANTY DEED

C. CLIFTON NELSEN and DIANNE E. NELSEN, husband and wife, each in his and her own right and as spouse of the other, and C. CLIFTON NELSEN, TRUSTEE OF THE JUDITH LYNNE NELSEN TRUST, KAREN ELLEN NELSEN TRUST AND ANDREW CLIFTON NELSEN TRUST, herein called the Grantors, for and in consideration of the sum of TEN DOLLARS (\$10.00) received from Grantee, do hereby grant, bargain, sell, convey and confirm unto NELSEN INVESTMENTS LIMITED PARTNERSHIP, a Nebraska Limited Partnership ("Grantee") all of their right, title and interest in and to the real estate described in the attached Exhibit A situated in Douglas County, Nebraska.

TO HAVE AND TO HOLD the premises above described, together with all the tenements, hereditaments and appurtenances thereunto belonging, unto the said Grantee and to its successors assigns forever. And we hereby covenant with the said Grantee and with its successors and assigns, that we are lawfully seized of said premises, that they are free from encumbrance and that we have good right and lawful authority to sell the same; and we hereby covenant to warranty and defend the title to said premises against the lawful claims of all persons whomsoever. And the said Grantors hereby relinquish all right, title, claim and interest in and to the above-described premises.

Signed this 2nd day of April, 1986.

C. Clifton Nelsen
C. Clifton Nelsen

Dianne E. Nelsen
Dianne E. Nelsen

C. Clifton Nelsen
C. Clifton Nelsen, Trustee of
the Judith Lynne Nelsen Trust

NEBRASKA DOCUMENT
STAMP TAX 5-86
Date 4-16-86
By JH

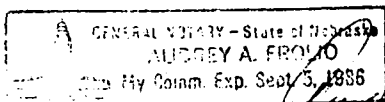
C. Clifton Nelsen
C. Clifton Nelsen, Trustee of
the Karen Ellen Nelsen Trust

C. Clifton Nelsen
C. Clifton Nelsen, Trustee of
the Andrew Clifton Nelsen Trust

STATE OF NEBRASKA)
)SS.
COUNTY OF DOUGLAS)

ON THIS 2nd day of April, 1986, before me, the undersigned, a Notary public duly commissioned and qualified for in said County, personally came C. Clifton Nelsen and Dianne E. Nelsen, husband and wife, to me known to be the identical persons whose names are affixed to the foregoing instrument and acknowledged the execution thereof to be their voluntary act and deed as husband and wife.

WITNESS my hand and Notarial Seal the day and year last above written.

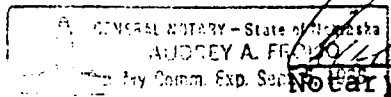


Audrey A. Frolio
Notary Public

STATE OF NEBRASKA)
)SS.
COUNTY OF DOUGLAS)

ON THIS 2nd day of April, 1986, before me, the undersigned, a Notary Public duly commissioned and qualified for in said County, personally came C. Clifton Nelsen, Trustee of the Judith Lynne Nelsen Trust, Karen Ellen Nelsen Trust and Andrew Clifton Nelsen Trust, to me known to be the Trustee and identical person whose name is affixed to the foregoing instrument and acknowledged the execution thereof to be his voluntary act and deed as such Trustee.

WITNESS my hand and Notarial Seal the day and year last above written.



Audrey A. Frolio
Notary Public

EXHIBIT A
TO
WARRANTY DEEDParcel A

The South Half (S1/2) of the Northwest Quarter (NW1/4) of Section Five (5), in Township Fourteen (14) North, Range Twelve (12), East of the Sixth P.M., EXCEPT portions taken for street purposes and EXCEPT that part more particularly described as follows: Beginning at the center quarter corner of said Section 5, thence westerly on the south line of the south half of the NW1/4 of said Section 5, a distance of 1,172.3 feet; thence northeasterly 145 degrees 46 minutes right a distance of 748.9 feet; thence continuing northeasterly 15 degrees 12 minutes left a distance of 406.6 feet; thence northerly 41 degrees 07 minutes 30 seconds left a distance of 500 feet to a point of 96.5 feet southerly from, measured at right angles to, the north line of said south half of the northwest quarter; thence westerly 90 degrees left a distance of 786.3 feet to a point 100.1 feet southerly from said north line; thence northwesterly a distance of 120.4 feet to a point 33.0 feet southerly from said north line; thence easterly on a line 33.0 feet southerly from and parallel to said north line a distance of 1,181.3 feet to a point on the east line of said south half of the Northwest quarter; thence southerly on said east line a distance of 1,300.2 feet more or less to the point of beginning; also EXCEPT that portion deeded to Control Data Corporation by Warranty Deed recorded June 21, 1967 at Book 1321 Page 477; also EXCEPT that portion deeded to The City of Omaha by Warranty Deed recorded May 1, 1972 at Book 1454 Page 8; also EXCEPT that portion deeded to E. G. Miller Enterprises, Inc. by Warranty Deed recorded Oct. 10, 1973 at Book 1490 Page 241; also EXCEPT that portion deeded to E. G. Miller Enterprises, Inc. by Warranty Deed recorded July 25, 1974 at Book 1507 Page 26; also EXCEPT that portion deeded to The City of Omaha by Warranty Deed recorded Oct. 29, 1981 at Book 1677 Page 694.

Parcel B

The Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) of Section Four (4), in Township Fourteen (14), North, Range Twelve (12), East of the Sixth (6th) P.M., EXCEPT the North 57 feet of the West 703.7 feet thereof; also EXCEPT that portion deeded to Union Pacific Railroad Company by Quit Claim Deed recorded July 27, 1964 at Book 1226 Page 115; also EXCEPT that portion deeded to Hunt Transportation, Inc. by Warranty Deed recorded Dec. 30, 1970 at Book 1422 Page 555; also EXCEPT that portion deeded to LeRoy L. Wade & Son, Inc. by Warranty Deed recorded June 22, 1971 at Book 1433 Page 109; also EXCEPT that part taken for street purposes at Misc. Book 509 Page 529 filed May 2, 1972; also EXCEPT that part taken for street purposes at Misc. Book 519 Page 201 filed Feb. 23, 1973; also EXCEPT that portion deeded to Roadway Express, Inc. by Warranty Deed recorded Oct. 5, 1973 at Book 1490 Page 43; also EXCEPT that part deeded to Omaha White Truck Sales and Service, Inc. by Warranty Deed recorded May 6, 1977 at Book 1568 Page 603; also EXCEPT that portion of the property lying within the NW1/4 NW1/4 of Sec. 4-14-12 deeded to ATS Mobile Telephone Inc. by Warranty Deed recorded Sept. 22, 1982 at Book 1692 Page 478.

Parcel C

The Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of Section Thirty-three (33), in Township Fifteen (15) North, Range Twelve (12), East of the Sixth P.M., EXCEPT Railway Right-of-way and EXCEPT the South 252.5 feet of the West 703.7 feet thereof; and EXCEPT the following tract: Beginning at a point on the West line of said Section 33, 252.5 feet North of the southwest corner thereof; thence north along the West line of said Section 33, for 258.3 feet more or less to the South line of the Union Pacific Railroad right of way, thence east along said right of way line for 846.2 feet; thence South along a line 846.2 feet East of and parallel to the West line of said Section 33, for 256.5 feet, thence West 846.2 feet to point of beginning; also EXCEPT the following tract of land located in the Southwest quarter of the Southwest quarter of Section 33, Township 15 North, Range 12, East of the 6th P.M., in Douglas County, Nebraska, described as follows: Referring to the Northwest corner of the Southwest quarter of the Southwest quarter of Section 33, thence easterly on the North line of said Southwest quarter of Southwest quarter, a distance of 33 feet to the point of beginning, thence continuing easterly on said North line a distance of 1285.9 feet to the Northeast corner of said SW1/4 of SW1/4 thence Southerly on the East line of said SW1/4 of SW1/4 a distance of 290.9 feet; thence Westerly on a line forming an angle of 99°03 minutes right with east line a distance of 1302.1 feet to a point 33.0 feet easterly from, measured at right angles to the West line of said SW1/4 of SW1/4 thence northerly on a line 33.0 feet easterly from and parallel to said west line a distance of 76.6 feet to the point of beginning; and also EXCEPT that portion of the property located within the SW1/4 of the SW1/4 of Section 33, Township 15 North, Range 12 East of the 6th P.M., described in the Warranty Deed recorded Sept. 22, 1982 to ATS Mobile Telephone Inc., at Book 1692 Page 478.

BK 1776 NY VK N 33-15-12
 PG 649 Indx MJ 111 N 4-14-12 KP \$
 DF Speedy Comp JH N 5-14-12 Fee 26.50
 MC BC
 Comp KP
 5-14-12
 4-14-12
 33-15-12

GEORGE J. HOLEMAN
 REGISTERED CLERK
 DOUGLAS COUNTY, NEBRASKA

1986 APR 16 PM 12:47

RECEIVED

3886 F Deed