

FILED SARPY CO. NE.
INSTRUMENT NUMBER
2003-24637
2003 MAY -7 P 2:17 8
Glenn J. Lawling
REGISTER OF DEEDS

NEBRASKA DOCUMENTARY
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MAY 07 2003
\$4089.75 D

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Proof a
Fee \$ 10.50
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WARRANTY DEED

KNOW THAT ALL MEN BY THESE PRESENTS THAT I or WE, RDR Farms Co., a Nebraska General Partnership, GRANTOR(s) herein called the grantor whether one or more, in consideration of One Dollar and other valuable consideration received from grantees, do hereby grant, bargain, sell, convey, and confirm unto Titan Springs, L.L.C., a Nebraska limited liability company, herein called the grantee whether one or more, the following described real property in Sarpy County, NE:

See Exhibit "A" Attached Hereto for Legal Description.
PARCEL D & E

To have and hold above described premises together with all tenements, hereditaments and appurtenances thereto belonging unto the grantees and their assigns, or to the heirs and assigns of the survivor of them forever.

And the grantor does hereby covenant with the grantees and their assigns and with the heirs and assigns of the survivor of them that grantor is lawfully seized of said premises; that they are free from any encumbrance except covenants, easements and restrictions of record; all regular taxes and special assessments, except those levied or assessed subsequent to date hereof; 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.

Executed May 01, 2003

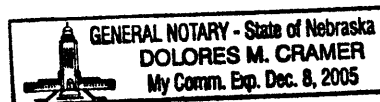
RDR Farms Co., a Nebraska
General Partnership

Dorothy Buffington
by Dorothy Buffington, Partner,
Agent, President

STATE OF NEBRASKA
COUNTY OF DOUGLAS

The foregoing instrument was acknowledged before me this 1 day of MAY, 2003 by Dorothy Buffington, Partner; Agent, President of RDR Farms Co., a Nebraska General Partnership, on behalf of the partnership.

Dolores M. Cramer
Notary Public



RETURN TO:
Titan Springs, L.L.C.
803 Western Hills Dr.
Omaha, Ne. 68046

OTS87056

24637

OT

2003-24637A

EXHIBIT "A"

LEGAL DESCRIPTION

Attached to and forming a part of file number: OTS87056

PARCEL D: The South ½ of the Northeast ¼ and North ½ of the Southeast ¼, all in Section 36, Township 14 North, Range 12, East of the 6th P.M., Sarpy County, Nebraska, EXCEPT that part of the South ½ of the Northeast ¼ of Section 36, Township 14 North, Range 12, East of the 6th P.M., Sarpy County, Nebraska, and more particularly described as follows: (East line of the Northeast ¼ assumed North-South in direction): Beginning at the East ¼ Corner of said Section 36; thence South 89 degrees 58'45" West, 368.38 feet along the South line of said Northeast ¼; thence North 367.99 feet along a line 368.38 feet West of and parallel with the East line of said Northeast ¼; thence North 82 degrees 37'10" East, 371.45 feet to the East line of the Northeast ¼; thence South 415.59 feet along the East line of said Northeast ¼ to the Point of Beginning, AND also, EXCEPT the North 344.3 feet of the East 452.79 feet of the South ½ of the Northeast ¼ of Section 36, Township 14 North, Range 12, East of the 6th P.M., Sarpy County, Nebraska, AND also, EXCEPT that part of the South ½ of the Northeast ¼ of Section 36, Township 14 North, Range 12, East of the 6th P.M., Sarpy County, Nebraska, and more particularly described as follows: (East line of the Northeast ¼ assumed North-South in direction), Beginning at a point which is 344.3 feet South of the Northeast corner of said South ½ of the Northeast ¼; thence continuing South 509.98 feet along the East line of said Northeast ¼; thence South 82 degrees 37'10" West, 281.79 feet; thence North 546.29 feet along a line 279.44 feet West of and parallel with the East line of said Northeast ¼; thence South 89 degrees 58'30" East, 279.44 feet to the Point of Beginning, AND also, All of that part of the North ½ of the Southeast ¼ of Section 36, Township 14 North, Range 12 East, of the 6th P.M., of Sarpy County, Nebraska, lying Southerly of the Right-of-Way of Highway Number 370, and also EXCEPT lands taken in condemnation in Docket M-1, Page 173 No. 173 of the Records of the County Court of Sarpy County, Nebraska, AND also, EXCEPT, One Acre, situated in the Northeast corner, of the North ½ of the Southeast ¼ of said Section 36, bounded on the North by the North line of the North ½ of the Southeast ¼ of Section 36 and on the East by the County Road, also known as 60th Street, and on the South by State Highway number 370.

PARCEL E: One Acre situate in the Northeast corner of the North ½ of the Southeast ¼ of Section 36, Township 14 North, Range 12 East, of the 6th P.M., Sarpy County, Nebraska, bounded on the North by the North line of the Southeast ¼ of Section 36, on the East by West line of the County Road, (also known as 60th Street), on the South by the North line of Nebraska State Highway Number 370, and on the West by a line parallel to the West line of the County Road known as 60th Street.