SOOK 1566 PAGE 521 WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that the Omaha Industrial Foundation, a Nebraska corporation, hereinafter called the Grantor, in consideration of One Dollar and other valuable consideration, received from the Grantee, does hereby grant, bargain, sell, convey and confirm unto Crescent Oaks Joint Venture, a joint venture organized under and subject to the Uniform Partnership Act of Nebraska, which Joint Venture is composed of Creative Land Consultants, Inc., a Nebraska corporation, Carl A. Brady, Marguerite Harvey, and Jack K. Harvey, hereinafter called the Grantee, the following described real property in Douglas County, State of Nebraska:

All that portion of the NE 1/4 of Sec. 35,
T15N, R11E of the Sixth principal meridian
in Douglas County, Nebraska, lying North of
the Right-of-Way of the Union Pacific Railroad's main track, EXCEPT that part taken NEBRASKA DOCUMENTARY,
or dedicated for Public Right-of-Way, as STAMP TAX
shown on a certain survey attached hereto
as Exhibit "A" and incorporated herein by
reference, said survey being signed by
Daniel C. Sanders, Reg. No. L.S. 219,
dated February 16, 1977.

TO HAVE AND TO HOLD the above described premises together with all the tenements, hereditaments and appurtenances therein belonging to the Grantee and to the Grantee's successors and assigns forever.

And the Grantor does hereby covenant with the Grantee and with the Grantee's successors and assigns that the Grantor is lawfully seized of said premises and that the premises are free of encumbrances except limitation on access and easements of record.

The Grantor further covenants that it has the good right and lawful authority to convey the above described property; that the Grantor warrants and will defend the title to the above described property against the lawful claims of all persons whomsoever.

Dated MARCH 31 , 1977.

OMAHA INDUSTRIAL FOUNDATION, a Nebraska corporation

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ice President

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BOOK 1566 PAGE 522

STATE	OF	NEBRASK	A)	
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COUNTY	7 01	7 DOUGLA	S	`	

On this <u>31st</u> day of <u>March</u>, 1977, before me, a Notary Public duly commissioned and qualified in and for said County, personally came <u>George F. Russell</u>, <u>Vice</u> President of Omaha Industrial Foundation, a Nebraska corporation, to me personally know to be the President and identical person who signed the foregoing instrument, and acknowledged the execution thereof to be his voluntary act and deed as such officer and the volutary act and deed of said corporation.

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

GENERAL NOTARY
STATE OF NEBRASKA
My Commission Exp. Sapt. 30, 1980

NOTARY PUBLIC

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EXHIBIT "A" RECORD OF

800x1566 PAGE 523 SURVEY

PROJECT NO. 040177 SURVEY NO. --- NE 1/4 35-15-11

LEGAL DESCRIPTION:
All that portion of the NE 1/4 of Sec. 35, TISM, RITE of the Sixth principal meridian in Douglas County, Nebraska, lying North of the Right-of-Way of the Union Pacific Railroads main track, EXCEPT that part taken or dedicated for Public Right-of-Way.

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