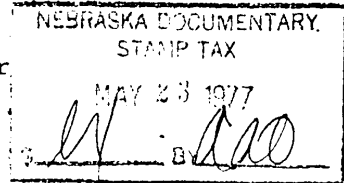


WARRANTY DEED

Crescent Oaks Joint Venture, a joint venture organized under and subject to the Uniform Partnership Act of Nebraska, which joint venture is composed of Carl A. Brady, Marguerite Harvey, Jack K. Harvey, and Creative Land Consultants, Inc., a Nebraska corporation, herein called the Grantor whether one or more, in consideration of One Dollar and other valuable consideration received from the Grantee, does hereby grant, bargain, sell, convey and confirm unto the Douglas County Bank & Trust Co., Trustee, the Grantee, the entire right, title and interest in the following real property in Douglas County, 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 or dedicated for Public Right-of-Way) as 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.



This conveyance is subject to the following mortgages:

(a) A certain Mortgage, dated March 31, 1977, in the amount of \$309,400, running from Crescent Oaks Joint Venture, a joint venture organized under the Uniform Partnership Act of Nebraska, to The Omaha Industrial Foundation, a corporation, and recorded on April 8, 1977, in Book 2157, Page 495, of Records of Douglas County, Nebraska;

(b) A certain First Mortgage, dated March 31, 1977, in the amount of \$550,000, running from Crescent Oaks Joint Venture, a joint venture organized under and subject to the Uniform Partnership Act of Nebraska, to Carl A. Brady, Marguerite Harvey, and Jack K. Harvey, and recorded on May 13, 1977, in Book 2164, Page 1, of the Records of Douglas County, Nebraska;

(c) A certain Second Real Estate Mortgage, dated March 31, 1977, in the amount of \$550,000, running from Crescent Oaks Joint Venture, a joint venture organized under and subject to the Uniform Partnership Act of Nebraska, to Carl A. Brady, Marguerite Harvey, and Jack K. Harvey, and recorded on May 13, 1977, in Book 2164, Page 7, of the Records of Douglas County, Nebraska.

No personal liability is assumed under said Mortgage, First Mortgage, or Second Real Estate Mortgage for the payment of any of the promissory notes or the debts (including interest thereon) which said Mortgage, First Mortgage, or Second Real Estate Mortgage secures.

To have and to hold the above described real property together with all tenements, hereditaments and appurtenances thereto belonging unto the Grantee and to the Grantee's successors and assigns forever.

And the Grantor does hereby covenant with the Grantee and with Grantee's successors and assigns that the Grantor is lawfully seized of said real property; that the real property is free from encumbrances, except all encumbrances of record; that the Grantor has good, right and lawful authority to convey the same; and that the Grantor warrants and will defend the title to said real property against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said Grantor has caused this instrument to be executed on this 23rd day of May, 1977.

CRESCENT OAKS JOINT VENTURE, a joint venture organized under and subject to the Uniform Partnership Act of Nebraska:

Carl A. Brady
Carl A. Brady

Marguerite Harvey
Marguerite Harvey, a widow and not remarried

Jack K. Harvey
Jack K. Harvey

Meroe Lou Brady
Meroe Lou Brady, wife of Carl A. Brady

Barbara Ann Harvey
Barbara Ann Harvey, wife of Jack K. Harvey

Creative Land Consultants, Inc., a Nebraska corporation

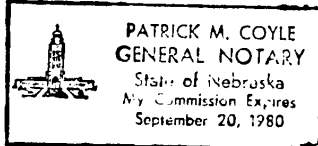
By Glenn L. Buck, President



STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

On this 23rd day of May, 1977, before me, the undersigned, a Notary Public, duly commissioned and qualified in said County, personally came Carl A. Brady to me known to be the identical person whose name is affixed to the foregoing instrument and acknowledged the same to be his voluntary act and deed.

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

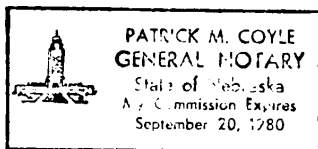


Patrick M. Coyle
Notary Public

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

On this 23rd day of May, 1977, before me, the undersigned, a Notary Public, duly commissioned and qualified in said County, personally came Marguerite Harvey, a widow who has not remarried, to me known to be the identical person whose name is affixed to the foregoing instrument and acknowledged the same to be her voluntary act and deed.

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

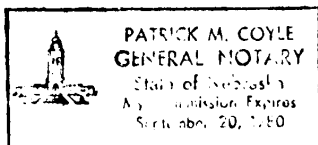


Patrick M. Coyle
Notary Public

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

On this 22nd day of May, 1977, before me, the undersigned, a Notary Public, duly commissioned and qualified in said County, personally came Jack K. Harvey to me known to be the identical person whose name is affixed to the foregoing instrument and acknowledged the same to be his voluntary act and deed.

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

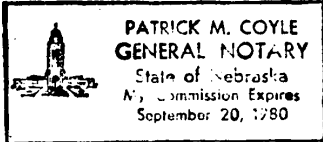


Patrick M. Coyle
Notary Public

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

On this 23rd day of May, 1977, before me, the undersigned, a Notary Public, duly commissioned and qualified in said County, personally came Meroe Lou Brady, wife of Carl A. Brady, to me known to be the identical person whose name is affixed to the foregoing instrument and acknowledged the same to be her voluntary act and deed.

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

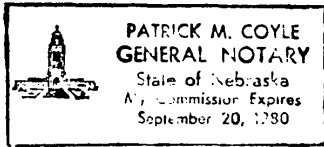


Patrick M. Coyle
Notary Public

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

On this 23rd day of May, 1977, before me, the undersigned, a Notary Public, duly commissioned and qualified in said County, personally came Barbara Ann Harvey, wife of Jack K. Harvey, to me known to be the identical person whose name is affixed to the foregoing instrument and acknowledged the same to be her voluntary act and deed.

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



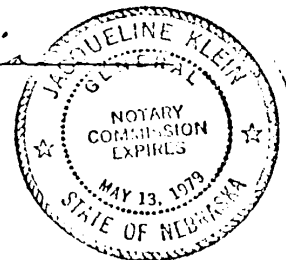
Patrick M. Coyle
Notary Public

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

On this 23rd day of May, 1977, before me, a Notary Public duly commissioned and qualified in and for said County, personally came Glenn L. Buck, President of Creative Land Consultants, Inc., to me personally known 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 voluntary act and deed of said corporation.

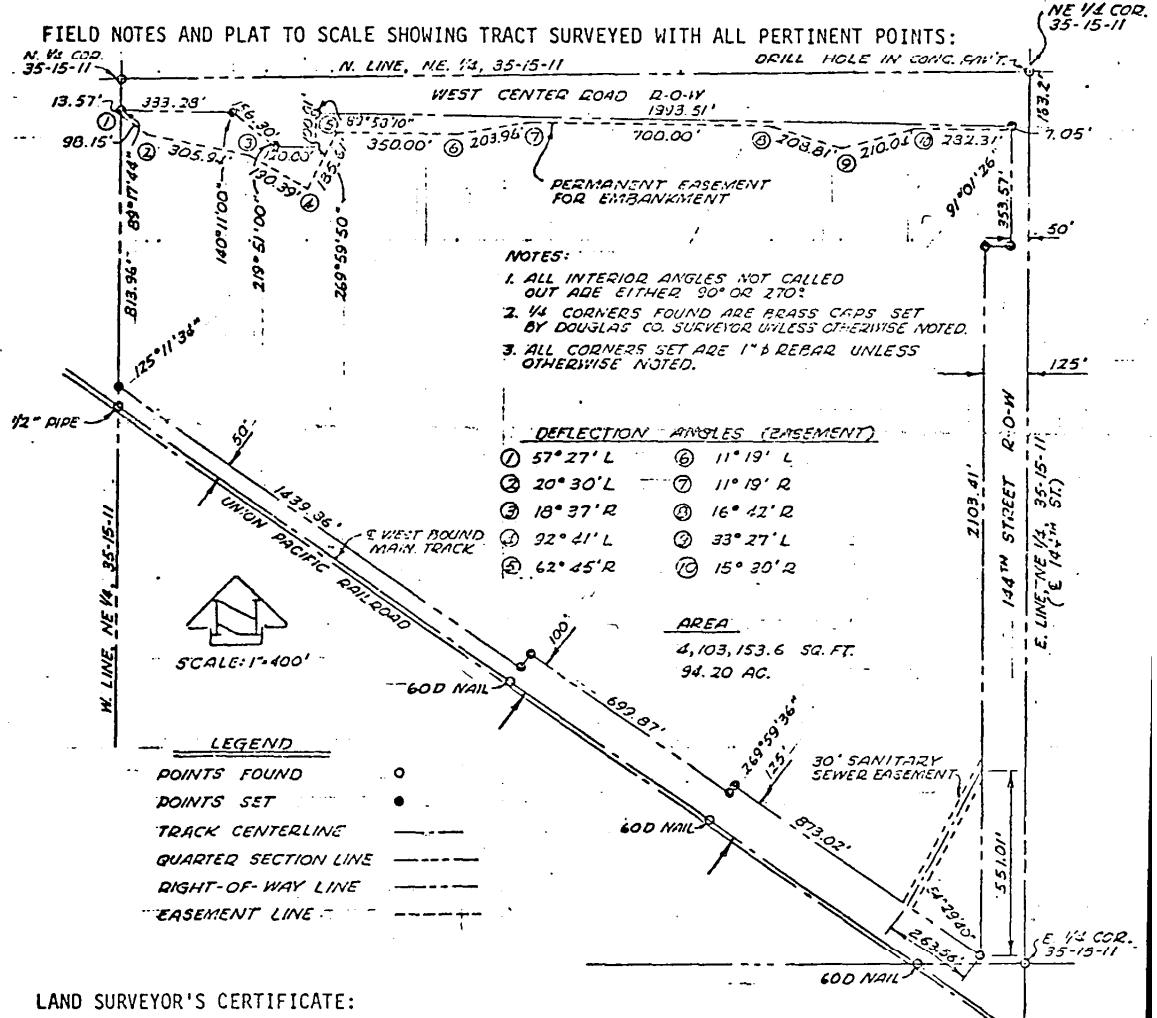
Witness my hand and notarial seal the day and year last above written.

Jacqueline Klein
Notary Public



BOOK **1569** PAGE **711**

LEGAL DESCRIPTION:
 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 or dedicated for Public Right-of-Way.



LAND SURVEYOR'S CERTIFICATE:

I hereby certify that this plat, map, survey or report was made by me or under my direct personal supervision and that I am a duly Registered Land Surveyor under the laws of the State of Nebraska.

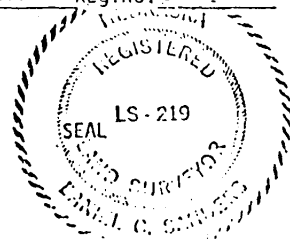
Signature Daniel C. Simons

DATE RECEIVED: _____

Date: 16 Feb. 1977 Reg: No. L.S. 219

OFFICIAL ADDRESS: _____

BLDG PERMIT NO: _____



RECEIVED
 177 MAY 23 PM 2:37
 D. MOADAY ARCHITECTURE ENGINEERING
 600 INDIAN HILLS DRIVE
 OMAHA, NEBRASKA 68114

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