

WARRANTY DEED

The Douglas County Bank & Trust Co., Trustee, a corporation, herein called the Grantor, in consideration of One Dollar and other valuable consideration received from the Grantee, does hereby grant, bargain, sell, convey and confirm an undivided one-fifth (1/5) interest to Faymone I. Betzer, an undivided one-fifth (1/5) interest to William A. Fell, an undivided one-fifth (1/5) interest to R. Bruce Widstrom, an undivided one-fifth (1/5) interest to Ranae Pettijohn, and an undivided one-fifth (1/5) interest to Jack K. Harvey, herein called the Grantee, whether one or more, to certain real property in Douglas County, Nebraska, described in Exhibit "A" attached hereto and incorporated herein by reference.

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 the Records of Douglas County, Nebraska;

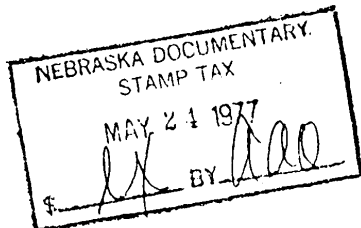
(b) A certain Second Real Estate Mortgage, dated March 21, 1977, in the amount of \$550,000, running from Crescent Oaks Joint Venture, a joint venture organized under and subject to the Uniform Partnership Act of Nebraska, to Carl A. Brady, Marguerite Harvey, and Jack K. Harvey, and recorded on May 13, 1977, in Book 2164, Page 7, of the Records of Douglas County, Nebraska.

No personal liability is assumed under said Mortgage or Second Real Estate Mortgage for the payment of any of the promissory notes or the debts (including interest thereon) which said 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 heirs and assigns forever.

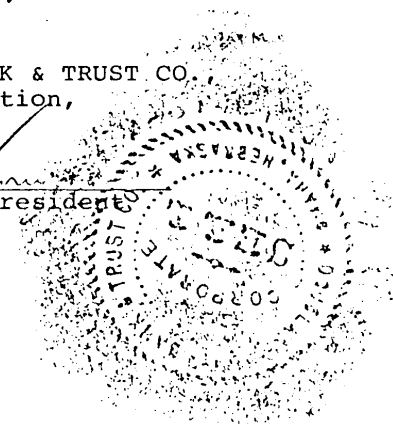
And the Grantor does hereby covenant with the Grantee and with Grantee's heirs and assigns that the Grantor is lawfully seized of said real property; that the real property is free from encumbrances, except all encumbrances of record; that the Grantor has good, right and lawful authority to convey the 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 24th day of May, 1977.



DOUGLAS COUNTY BANK & TRUST CO., Trustee, a corporation,

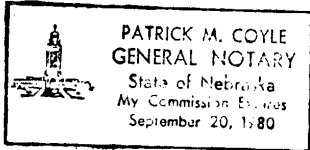
By [Signature]
Executive Vice President



STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

On this 24th day of May, 1977, before me, a Notary Public duly commissioned and qualified in and for said County, personally came Jack Hansen, Executive Vice-President of Douglas County Bank & Trust Co., Trustee, to me personally known to be the same 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.



Patrick M. Coyle
Notary Public

EXHIBIT "A"

A TRACT OF LAND IN THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE SIXTH P.M. DOUGLAS COUNTY, NEBRASKA DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 35; THENCE SOUTH 0° 0' 05" WEST (ASSUMED BEARING) ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 35 A DISTANCE OF 163.20 FEET; THENCE NORTH 83° 58' 10" WEST A DISTANCE OF 125.02 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 88° 58' 10" WEST ALONG THE SOUTH LINE OF THE STATE HIGHWAY RIGHT OF WAY A DISTANCE OF 100.00 FEET; THENCE SOUTH 0° 0' 05" WEST A DISTANCE OF 100.00 FEET; THENCE SOUTH 32° 53' 10" EAST A DISTANCE OF 100.00 FEET; THENCE NORTH 0° 0' 05" EAST ALONG THE PROPOSED WEST RIGHT OF WAY LINE OF 144TH STREET A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

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DOUGLAS COUNTY, NEBR.