

E12706 Return to:

Anthony, Inc.  
9110 W. Dodge Rd. # 310E  
Omaha, NE 68114



### WARRANTY DEED

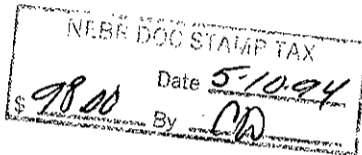
KNOW ALL MEN BY THESE PRESENTS THAT I or WE, CAM-DELL Enterprises, L.P., a Nebraska Limited Partnership, herein called the grantor whether one or more, in consideration of One Dollar and other valuable consideration received from grantee, do hereby grant, bargain, sell, convey and confirm unto Anthony, Inc., a Nebraska Corporation, herein called the grantee whether one or more, the following described real property in Douglas County, Nebraska:

See Exhibit "A" attached hereto and by this reference made a part hereof.

RECEIVED

MAY 10 9 47 AM '94

GEORGE J. COLEMAN  
REGISTRAR OF DEEDS  
DOUGLAS COUNTY, NE



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FEE 10.50  
D.L. 070  
LEGAL PG 216 SCAN PV

To have and to hold the above described premises together with all tenements, hereditaments and appurtenances thereto belonging unto the grantee and to grantee's heirs and assigns forever.

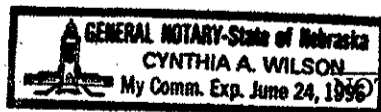
And the grantor does hereby covenant with the grantee and with grantee's heirs and assigns that grantor is lawfully seized of said premises; that they are free from encumbrance except covenants, easements and restrictions of record; all regular taxes and special assessments, except those levied or assessed 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.

Dated: April 28, 94

CAM-DELL Enterprises, L.P., a  
Nebraska Limited Partnership  
By: Benson 66 Service, Inc., a  
Nebraska Corporation, its General  
Partner  
By: Keith L. Crandall  
Keith L. Crandall, Vice-President

STATE OF NEBRASKA  
COUNTY OF DOUGLAS

The foregoing instrument was acknowledged before me on this 28 day of April, 19 94 by CAM-DELL Enterprises, L.P., a Nebraska Limited Partnership, by Keith L. Crandall, Vice-President of Benson 66 Service, Inc., a Nebraska Corporation, its General Partner.



Cynthia A. Wilson  
NOTARY PUBLIC

My Commission Expires: 6/24/96

## EXHIBIT "A"

That part of the Southeast 1/4 of Section 35, Township 15 North, Range 12 East of the 6th P.M., Douglas County, Nebraska, described as follows: Commencing at the Southeast corner of said Section 35; thence North 00°00'00" West (assumed bearing) on the South line of the Southeast 1/4 of said Section, 425.00 feet; thence North 00°21'40" West, 33.00 feet to the point of beginning; thence North 00°00'00" West on a line 33.00 feet North of and parallel to said South line of the Southeast 1/4 of the Southeast 1/4, 42.50 feet; thence North 00°19'00" West, 590.06 feet to a point on the South right of way line of the Union Pacific Railroad; thence North 89°52'29" East on said South right of way line, 387.45 feet to a point 100 feet West of the East line of said Southeast 1/4; thence South 00°21'40" East on a line 100 feet West of and parallel to said East line, 130.80 feet; thence North 90°00'00" West on a line 433.00 feet North of and parallel to said South line of the Southeast 1/4 of the Southeast 1/4 325.00 feet; thence South 00°21'40" East on a line 435.00 feet West of and parallel to said East line of the Southeast 1/4 of the Southeast 1/4, 400.00 feet to the point of beginning, except a tract of land in the Southeast 1/4 of Section 35, Township 15 North, Range 12 East of the 6th P.M., Douglas County, Nebraska, described as follows: Commencing at the Southeast corner of said Southeast 1/4; thence North 90°00'00" West (assumed bearing) on the South line of said Southeast 1/4, 467.50 feet; thence North 00°19'00" West, 33.00 feet to the point of beginning; thence continuing North 00°19'00" West, 830.06 feet to a point on the South right of way line of the Union Pacific Railroad; thence North 89°02'29" East on the South right of way line of said Union Pacific Railroad, 42.45 feet; thence South 00°19'19" East on a line 425.00 feet West from and parallel to the East line of said Southeast 1/4, 530.15 feet; thence North 90°00'00" West on a line 33.00 feet North of and parallel to the South line of said Southeast 1/4, 42.50 feet to the point of beginning, together with a non-exclusive easement for the benefit of Parcel 1 created by easement agreement, filed June 8, 1984, in Book 711 at Page 681 and assignment filed June 8, 1984 in Book 711 at Page 692, for ingress and egress over the following described property: A 24.00 foot wide parcel of land in the Southeast 1/4 of Section 35, Township 15 North, Range 12 East of the 6th P.M., Douglas County, Nebraska, the center line of said 24.00 foot wide parcel of land being more particularly described as follows: Commencing at the Southeast corner of said Southeast 1/4; thence North 90°00'00" West (assumed bearing) on the South line of said Southeast 1/4, 425.00 feet; thence North 00°21'40" West on a line 425.00 feet West of and parallel to the East line of said Southeast 1/4, 33.00 feet to the Southeast corner of a tract of land as described in Deed Book 1551 at Page 254 and hereinafter called Tract "A"; thence continuing North 00°21'40" West on a line 425.00 feet West of and parallel to the East line of said Southeast 1/4 and on the East line of said Tract "A", 443.14 feet to the point of beginning; thence South 89°38'45" West, 173.09 feet to a point of curve; thence Southwesterly on a 40.00 foot radius curve to the left, chord bearing South 44°38'45" West, chord distance 56.56 feet, an arc distance of 62.83 feet to a point of tangency; thence South 00°21'15" East, 265.00 feet to a point of curve; thence Southwesterly on an 11.93 foot radius curve to the right, chord bearing South 44°49'22" West, chord distance 16.92 feet, an arc distance of 18.81 feet to a point of reverse curve; thence Southwesterly on a 37.30 foot radius curve to the left, chord bearing South 45°00'00" West, chord distance 52.75 feet, an arc distance of 58.59 feet to a point of tangency; thence South 00°00'00" East, 87.53 feet to the point of termination of this easement, said point of termination also being on the North right of way line of "F" Street, subject to terms and provisions contained in said easement.

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