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SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That REPUBLIC NATIONAL LIFE INSURANCE COMPANY, a Texas corporation, hereinafter referred to as "Grantor", in consideration of One (\$1.00) Dollar and other good and valuable consideration in hand paid, the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, convey and confirm unto S. W. M. OF NEBRASKA, INC., a Nebraska corporation, hereinafter referred to as "Grantee", and to their successors and assigns, the following described property situated in Douglas County, Nebraska, towit:

Lots One, Two and Three (1, 2 and 3) of WESTGATE ADDITION, together with part of the East 633.0 feet of the North 525.00 feet of the Northeast Quarter (NE 1/4) of Section Thirty-five, Township Fifteen North, Range Twelve (35-15-12) East of the 6th P.M., Douglas County, Nebraska, together with vacated Oak Street, abutting on the South, all more particularly described as follows:

Referring to the Northeast corner of the Northeast Quarter (NE 1/4) of Section Thirty-five, Township Fifteen North, Range Twelve (35-15-12) East of the 6th P.M.; thence South along the center line of 72nd Street a distance of 525.00 feet; thence West a distance of 50.00 feet to the West right-of-way line of 72nd Street and point of beginning; thence, in a Northerly direction with an angle of 87° 08' 13" right from the last described course a distance of 157.43 feet to a point; thence in a Northwesterly direction along a curve to the left, said curve having a radius of 340.00 feet, a distance of 464.47 feet to a point, said point being 461.16 feet North and 327.57 feet West of Point of Beginning; thence in a northwesterly direction a distance of 59.82 feet to a point, said point being 468.02 feet North, and 370.00 feet West of the Point of Beginning; thence South a distance of 468.02 feet to a point on the North line of Lot Five (5); thence East a distance of 130.00 feet to the Northeast corner of Lot Four (4); thence South along the East line of Lot 4, a distance of 125.04 feet; thence East along the North Right-of-Way line of Oak Street a distance of 90.0 feet; thence South a distance of 60.0 feet to Northwest corner of Lot Two Hundred Twenty-three (223), WESTGATE ADDITION, thence East 150 feet to the Northeast corner of said Lot Two Hundred Twenty-three (223) and West Right-of-Way line of 72nd Street, thence North 185.0 feet to Northeast corner of Lot 1, WESTGATE ADDITION and Point of Beginning; together with an easement used for the specific purpose of ingress-egress and located on the West 213 feet of the East 633 feet of the South 475 feet of the North 525 feet of the Northeast Quarter of the Northeast Quarter of Section 35, Township 15 North, Range 12 East

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LAW OFFICES
MORSMAN, FIKE, DAVIS & POLACK, P.C.
OMAHA, NEBRASKA 68102

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of the 6th P.M., Douglas County, Nebraska being more particularly described as follows:

Commencing at a point being 525 feet South of and 420 feet West of the Northeast corner of the Northeast Quarter of Section 35-15-12; thence due North (assumed bearing) along a line being 420 feet West of and parallel to the East line of the said Northeast Quarter of the Northeast Quarter of Section 35-15-12 (a/k/a the center line of 72nd Street), a distance of 439.3 feet to the Point of Beginning; thence North 58° 07' 47" West, a distance of 35 feet; thence North 46° 27' 52" East, a distance of 18.67 feet to a point located on the Southerly Right-of-Way line of West Center Road; thence South 80° 48' 58" East along the said Southerly Right-of-Way line of West Center Road, a distance of 16.4 feet; thence due South along a said line being 420 feet West of and parallel to the East line of the Northeast Quarter of the Northeast Quarter of Section 35-15-12 (a/k/a the center line of 72nd Street), a distance of 28.72 feet to the Point of Beginning.

TO HAVE AND TO HOLD the above described premises, together with all tenements, hereditaments and appurtenances thereto belonging, including all personal property located thereon, to the Grantee and to Grantee's successors and assigns forever.

And the Grantor does hereby covenant with the Grantee and with Grantee's successors and assigns that Grantor is lawfully seized of said premises; that they are free from encumbrance subject to reservations, restrictions and easements of record, to a prorated share of current real estate taxes, and to all subsequent taxes and assessments; 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 claiming or to claim the same, or any part thereof, by, through or under said Grantor.

Dated this 24 day of September, 1976.

ATTEST:	E IVS		REPUBLIC NATIONAL INSURANCE COMPANY a Texas corporati	ζ,
S. A. Wells,	Assistant RAITE SEAL	Secretary	MICKEY C. STARKS, S	Title FRESIDENT
STATE OF	Texas	1 (1) (1) (1) (1) (1) (1) (1) (1) (1) (1		
COUNTY OF	Dallas) ss)	•	
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On this 24th day of September, 1976, before me, a Notary Public in and for said County, personally came the above

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, Sr. Vice Pres. , of REPUBLIC NATIONAL named Mickey C. Starks LIFE INSURANCE COMPANY, a Texas corporation, who is personally known to me to be the identical person whose name is affixed to the above instrument as Sr. Vice Pres. of said corporation and acknowledged the instrument to be his voluntary act and deed and the voluntary act and deed of said corporation.

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

June 1, 1977

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