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RICHARD N. TAKECHI  
REGISTER OF DEEDS  
DOUGLAS COUNTY, NE

3693H  
FEE 1000 FB 01-60000  
BKP 10-140 C/O VP COMP VP  
DEL \_\_\_\_\_ SCAN VP FV \_\_\_\_\_

WARRANTY DEED

That Ernest E. Tschannen, Trustee of the Tschannen Revocable Living Trust, dated June 8, 1993, herein called the Grantor, whether one or more, in consideration of One Dollar (\$1.00) and other valuable consideration received from Grantee, do hereby grant, bargain, sell, convey and confirm unto SOUTH APARTMENTS, L.L.C., a Nebraska limited liability company, herein called the Grantee, whether one or more, the following described real property in Omaha, Douglas County, Nebraska:

Lot 1, Tschannen, a plat of a tract of land located in the NE 1/4 of the NE 1/4 of Section 10, Township 14 North, Range 12 East of the 6th P.M., Douglas County, Nebraska, more particularly described as follows:

Commencing at the Northeast corner of said Section 10; thence N89°27'09"W (assumed bearing) along the North line of said Section 10, a distance of 964.12 feet; thence S00°09'23"W, a distance of 50.00 feet to a point on the South right-of-way line of "Q" Street, said point also being the point of beginning; thence continuing S00°09'23"W, a distance of 150.00 feet; thence N89°27'09"W, a distance of 29.74 feet; thence S00°09'23"W, a distance of 1,139.55 feet to a point on the North right-of-way line of Park Drive; thence N89°40'06"W along said North right-of-way line of Park Drive, a distance of 300.00 feet to a point on the West line of aid NE 1/4 of the NE 1/4 of Section 10; thence N00°09'23"E along said West line of the NE 1/4 of the NE 1/4 of Section 10, a distance of 1,140.68 feet; thence S89°27'09"E, a distance of 199.86 feet; thence N00°09'23"E, a distance of 150.00 feet to a point along said South right-of-way line of "Q" Street; thence S89°27'09"E along said South right-of-way line of "Q" Street, a distance of 129.88 feet to the point of beginning.

Said tract of land contains an area of 361,508 square feet or 8.299 acres, more or less;

NEBRASKA DOCUMENTARY  
STAMP TAX  
5.26 Date 10/20/97  
By [Signature]

Together with a Vehicular and Pedestrian Easement and Right-of-Way as disclosed by Easement recorded in Miscellaneous Book 526, Page 683 over the following described property:

A tract of land located in the West 1/2 of the East 1/2 of the NE 1/4 of Section 10, Township 14 North, Range 12, East of the 6th P.M., Douglas County, Nebraska, more particularly described as follows:


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Commencing at the Northwest corner of the NE 1/4 of the NE 1/4 of said Section 10; thence S00°09'25"W (assumed bearing) along the west line of said NE 1/4 of the NE 1/4 of Section 10, a distance of 1342.60 feet to a point on the North right-of-way line of Park Drive; thence S89°43'00"E along the North right-of-way line of Park Drive a distance of 300.00 feet to the point of beginning; thence N00°09'25"E, a distance of 60.00 feet; thence S89°43'00"E, a distance of 160.00 feet; thence S62°25'50"E, a distance of 43.62 feet; thence S89°43'00"E, a distance of 150.00 feet to a point on the East line of the West 1/2 of the E 1/2 of said NE 1/4 of Section 10; thence S00°05'00"W, along said East line of the West 1/2 of the East 1/2 of the NE 1/4 of Section 10, a distance of 40.00 feet to a point on said North right-of-way line of Park Drive; thence N89°43'00"W, along said North right-of-way line of Park Drive, a distance of 348.77 feet to the point of beginning.

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 encumbrances except easements, covenants and restrictions of record. 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 person whomsoever.

DATED this 16<sup>TH</sup> day of OCT., 1997.

  
Ernest E. Tschannen, Trustee of the  
Tschannen Revocable Living Trust  
dated June 8, 1993

