

7315

PARTNERSHIP WARRANTY DEED

Venture II, a Nebraska general partnership, GRANTOR, in consideration of TEN DOLLARS received from GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, conveys to/GRANTEE, the following described real estate (as defined in NEB. REV. STAT. 76-201):

Lot One (1), Block One (1), BEL-MAR THIRD ADDITION, except the West 395.0 feet thereof and except the most Easterly 175.4 feet thereof and except the North 10 feet thereof taken for widening of Superior Street, all in Lincoln, Lancaster County, Nebraska.

GRANTOR covenants with GRANTEE that GRANTOR:

- (1) is lawfully seised of such real estate and that it is free from encumbrances except those of record and except rights of parties in possession of the premises;
(2) has legal power and lawful authority to convey the same;
(3) warrants and will defend title to the real estate against the lawful claim of all persons.

Executed March 30, 1984.

Venture II, a Nebraska general partnership, Grantor

NEBRASKA DOCUMENTARY STAMP TAX
APR 2 1984
\$3,888.50 BY Bm

BY: Ledon Frazer, Partner

Roger C. Rhodes, Partner

Howard P. Smith, Partner

STATE OF NEBRASKA)
COUNTY OF Douglas) ss.

The foregoing instrument was acknowledged before me on March 30, 1984 by Ledon Frazer, Partner, on behalf of Venture II, a Partnership.

GENERAL NOTARY - State of Nebraska
LEROY SCOTT OWENS
My Comm. Exp. Apr. 7, 1985

Notary Public

My commission expires