

16 Return to Box 16
Attn: Janet

RECEIVED

JUL 3 3 01 PM '96

GEORGE J. DUGANICZ
REGISTER OF DEEDS
DOUGLAS COUNTY



WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT I or WE, STEPHEN M. DUNN, TRUSTEE UNDER THAT TRUST AGREEMENT DATED JUNE 15, 1983, AS AMENDED, D/B/A WS PROPERTIES, 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 GEM ISLAND INVESTMENT LIMITED PARTNERSHIP, a Florida limited partnership, herein called the grantee whether one or more, the following described real property in Douglas County, Nebraska:

All of Lots 11, 12, 13 and 14, and the East 15.58 feet of Lots 10 and 15, in WIESMAN EXECUTIVE PLAZA, an Addition to the City of Omaha, as surveyed, platted and recorded, in Douglas County, Nebraska, EXCEPT that part of said Lot 12 described as follows:

Beginning at the Northeast corner of said Lot 12; thence South (assumed bearing), 60.90 feet, on the East line of said Lot 12; thence North 03°48'51" West, 22.22 feet, to a point of curve; thence Northwesterly, on a 50.00 foot radius curve to the left, chord bearing North 45°00'00" West, chord distance 52.68 feet, an arc distance of 57.51 feet, to a point of tangency; thence North 86°11'09" West, 22.22 feet, to the North line of said Lot 12; thence East 60.90 feet, on the North line of said Lot 12, to the Point of Beginning.

SUBJECT TO THAT CERTAIN DEED OF TRUST AND SECURITY AGREEMENT DATED NOVEMBER 15, 1990, WHICH GRANTEE HEREBY ASSUMES AND AGREES TO PAY.

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: June 12, 1996

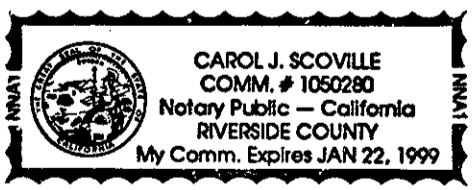
[Signature]
STEPHEN M. DUNN, TRUSTEE

STATE OF California
COUNTY OF Riverside

The foregoing instrument was acknowledged before me this 12th day of June, 19 96 by STEPHEN M. DUNN, TRUSTEE UNDER THAT TRUST AGREEMENT DATED JUNE 15, 1983, AS AMENDED, D/B/A WS PROPERTIES

[Signature]
Notary Public

NOTARIAL SEAL AFFIXED
REGISTER OF DEEDS



NEBR DOC STAMP TAX
\$ 5509.00 Date 7-3-96
By *[Signature]*

8329
FEE 800 R 96-577 67-43975
DEL. C/O V COMP 10
LEGAL PG SCAM WV