



\$10.50

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INST. NO 2004

2004 FEB -5 P 3: 32 006803

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LANCASTER COUNTY, NE

NEBRASKA DOCUMENTARY STAMP TAX

FEB 05 2004

WARRANTY DEED

\$7,761.25 By PAF

GRANTOR, ETHEL S. ABBOTT CHARITABLE FOUNDATION, a Nebraska nonprofit corporation, hereby conveys to GRANTEE, LINCOLN SPORTS FOUNDATION, INC., a Nebraska nonprofit corporation, the real estate (as defined in Neb. Rev. Stat. § 76-201) legally described on Exhibit "A" attached hereto and incorporated herein by this reference.

GRANTOR covenants with GRANTEE that GRANTOR:

- (1) is lawfully seized of such real estate and that it is free from encumbrances, except encumbrances, liens, easements and restrictions of record;
- (2) has legal power and lawful authority to convey the same; and
- (3) warrants and will defend title to the real estate against the lawful claims of all persons.

Dated: January 31, 2004

ETHEL S. ABBOTT CHARITABLE FOUNDATION,
a Nebraska nonprofit corporation

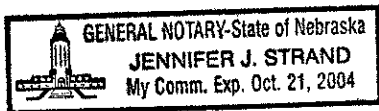
Return to: Jennifer Strand
WOODS & AITKEN LLP
301 South 13th Street Ste 500
Lincoln, Nebraska 68508-2578

By: [Signature]
D. A. Lienemann, Sr., President

STATE OF NEBRASKA)
) ss.
COUNTY OF LANCASTER)

The foregoing instrument was acknowledged before me this 2nd day of February, 2004, by D. A. Lienemann Sr., President of Ethel S. Abbott Foundation, a Nebraska nonprofit corporation, on behalf of the corporation.

[Signature]
Notary Public



0015275: woods & Aitken

EXHIBIT A

A boundary description of a tract of land located in the South Half of Section 27, Township 11 North, Range 7 East of the 6th P.M., Lancaster County, Nebraska and more particularly described by metes and bounds as follows:

Referring to the Southwest Corner of Section 27, Township 11 North, Range 7 East of the 6th P.M., Lancaster County, Nebraska; Thence N 00° 00' 00" E, (an assumed bearing), and on the West Line of the Southwest Quarter of said Section 27, a distance of 1429.67 feet; Thence S 88° 17' 23" E, a distance of 3109.95 feet to the POINT OF BEGINNING; Thence continuing on the last described course, S 88° 17' 23" E, a distance of 1825.15 feet to a point on the centerline of Salt Creek; Thence S 15° 32' 19" W, and on the centerline of said Salt Creek, a distance of 14.18 feet; Thence S 15° 05' 21" W, and on the centerline of said Salt Creek, a distance of 304.00 feet; Thence S 16° 04' 21" W, and on the centerline of said Salt Creek, a distance of 146.00 feet; Thence S 17° 04' 21" W, and on the centerline of said Salt Creek, a distance of 202.70 feet; Thence S 25° 34' 21" W, and on the centerline of said Salt Creek, a distance 452.60 feet; Thence S 12° 34' 15" W, and on the centerline of said Salt Creek, a distance of 162.61 feet; Thence S 40° 04' 21" W, and on the centerline of said Salt Creek, a distance of 161.10 feet to a point on the South Line of the Southeast Quarter of said Section 27; Thence N 89° 22' 39" W, and on the South Line of the Southeast Quarter of said Section 27, a distance of 1301.87 feet; Thence N 00° 00' 00" E, and parallel to the West Line of Southwest Quarter of said Section 27, a distance of 1370.63 feet to the point of beginning and containing a calculated area of 49.81 Acres, more or less.

nka ~~lot 4~~ lot 4 7 5/8

A tract of land located in the South One-Half of Section 27, Township 11 North, Range 7 East of the 6th P.M., Lancaster County, Nebraska, and more particularly described as follows:

Referring to the Southwest Corner of Section 27, Township 11 North, Range 7 East of the 6th P.M., Lancaster County, Nebraska; Thence S 89°22'39" E, (an assumed bearing), and on the South Line of the Southwest Quarter of said Section 27, a distance of 50.00 feet to the POINT OF BEGINNING; Thence N 00°00'00" E, and parallel to the West Line of the Southwest Quarter of said Section 27 and also on the Easterly Right-of-way Line of North 70th Street, a distance of 1428.72 feet; Thence S 88°17'23" E, a distance of 3059.94 feet; Thence S 00°00'00" W, and parallel to the West Line of the Southwest Quarter of said Section 27, a distance of 1370.63 feet to a point on the South Line of the Southwest Quarter of said Section 27; Thence N 89°22'39" W, and on the South Line of the Southwest Quarter of said Section 27, a distance of 3058.75 feet to the place of beginning and containing 4,281,002.05 square feet or 98.278 acres, more or less.

nka lot 4 8 5/8