

PARTNERSHIP WARRANTY DEED

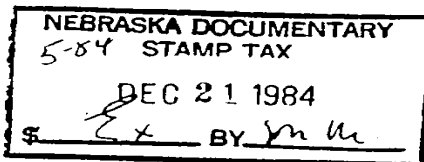
DEVELCO, a Nebraska general partnership, GRANTOR, in consideration of One Dollar (\$1.00) and other good and valuable consideration received from GRANTEE, DEAN R. FRAZIER, conveys to GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

That part of Lot Three (3), Cornhusker Industrial Park #3, an Addition to the City of Omaha, in Douglas County, Nebraska, except the Northwesterly 50.00 feet in width thereof described as follows: Commencing at the Southwesterly corner of said Lot 3, thence S 48° 43'42" E (assumed bearing) on the Southwesterly line of said Lot 3, 50.00 feet; thence N 41°14'37" E on a line 50.00 feet Southeasterly from and parallel with the Northwesterly line of said Lot 3, 365.00 feet to the point of beginning; thence continuing N 41°14'37" E on a line 50.00 feet Southeasterly from and parallel with the Northwesterly line of said Lot 3, 192.65 feet to the Northeasterly curved line of said Lot 3; thence Southeasterly on a curve to the right of the Northwesterly line of said Lot 3, (said curve having a chord bearing of S 55°37'57" E, a chord distance of 352.31 feet) an arc distance of 352.39 feet to the Northeasterly corner of said Lot 3; thence S 41°13'18" W on the Southeasterly line of said Lot 3, 234.69 feet; thence N 48°46'45" W, 349.86 feet to the point of beginning.

GRANTOR covenants (jointly and severally, if more than one) with GRANTEE that GRANTOR:

- (1) is lawfully seised of such real estate and that it is free from encumbrance except that certain Mortgage recorded in the Office of the Register of Deeds of Douglas County, Nebraska, on August 25, 1978, in Book 2258, Mortgage Records, at Page 587, and except that certain Assignment of Leases recorded in the Office of the Register of Deeds of Douglas County, Nebraska, on August 25, 1978 in Book 602, Miscellaneous Records, at Page 175;
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend title to the real estate against the lawful claims of all persons.

Executed December 21<sup>st</sup>, 1984.



DEVELCO, A Nebraska General Partnership, Grantor

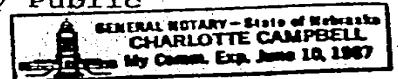
By Dean R. Frazier  
Dean R. Frazier, Partner  
By Richard D. Schurkamp  
Richard D. Schurkamp, Partner

STATE OF NEBRASKA )  
COUNTY OF DOUGLAS ) ss.

The foregoing instrument was acknowledged before me on December 21<sup>st</sup>, 1984, by Dean R. Frazier and Richard D. Schurkamp, all of the partners of DEVELCO, and on behalf of said partnership.

Charlotte Campbell  
Notary Public

SCHMID, FORD, MOONEY & FREDERICK  
ATTORNEYS AT LAW



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C. HARBOLD PETER  
REGISTER OF DEEDS  
DOUGLAS COUNTY, NEBR.

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