After recording, return to: Thomas F. Flaherty, Esq. 409 South 17th Street, Ste 500 Omaha NE 68102 FILED SARPY CO. NE.
INSTRUMENT NUMBER
2000-003446

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REGISTER OF DEEDS

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[For Recording Purposes]

WARRANTY DEED

WAYNE L. RYAN ("Grantor") and EILEEN A. RYAN, wife of Grantor, in consideration of TEN DOLLARS (\$10.00) received from RYAN FAMILY PARTNERSHIP, LTD., a Nebraska limited partnership ("Grantee"), conveys to Grantee, the real estate legally described on Exhibit "A" attached hereto and by this reference made a part hereof.

Grantor covenants with Grantee that Grantor: (1) is lawfully seised of such real estate and that it is free from all liens and encumbrances and is subject only to those matters set forth on Exhibit "B" attached hereto; (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.

This Warranty Deed is intended to correct technical defects in two December 1, 1995 unrecorded Warranty Deeds under which Grantor conveyed such real estate to Grantee.

Dated: February 14, 2000

Wayne L. Ryan, Grantor

STATE OF NEBRASKA
)

SSS.

COUNTY OF DOUGLAS

Dated: February 14, 2000

Eileen A. Ryan

State of Nebraska
)

SSS.

The foregoing instrument was acknowledged before me this \underline{i} \underline{i} day of February, 2000, by WAYNE L. RYAN and EILEEN A. RYAN.

[SEAL]

GENERAL NOTARY-State of Nebraska
JEANNE C. BULAND
My Comm. Exp. April 14, 2003

Notary Public

Adust)

2000-003446A 0220352.01

EXHIBIT "A"

The East 49.39 feet of Lots 18 and 21 (also known as Lots 18B and 21B), and all of Lots 16, 17, 22 and 23, in BROOK VALLEY BUSINESS PARK, a Subdivision, as surveyed, platted and recorded, in Sarpy County, Nebraska. (Also known as Lot 16, Brook Valley Business Park Replat of Lots 16, 17, 18B, 21B, 22 and 23, an Addition, as surveyed, platted and recorded in Sarpy County, Nebraska.)

2000-003446B

EXHIBIT "B"

- 1. Facts which would be disclosed by a comprehensive survey of the premises herein described.
- 2. Rights or claims of parties in possession.
- 3. Mechanics', Contractors' or Materialmens' liens and lien claims, if any, where no notice thereof appears of record.
- 4. Easements, or claims or easements, not shown by the public records.
- 5. The lien of general taxes for 1999, due and payable in the year 2000, and all subsequent taxes and special assessments not yet certified to the Office of the County Treasurer for collection at the date hereof.
- 6. Easements granted for utilities by Plat and Dedication recorded February 25, 1993, as Instrument No. 93-03601 of the Records of Sarpy County, Nebraska, on, over, through, under and across a 5 foot wide strip of land abutting all front and side boundary lot lines; an 8 foot wide strip of land adjoining the rear boundary lines of all interior lots; and, a 16 foot wide strip of land adjoining the rear boundary lines of all exterior lots, with provision for said 16 foot wide easements to be reduced to 8 feet.

The above easements have been released of record along all of the common lines between said lots by instruments recorded March 9, 1995, as Instrument Nos. 95-02893, 95-02894 and 95-02899 of the Records of Sarpy County, Nebraska.

NOTE: Subject property has been administratively combined into a single parcel as evidenced by Land Surveyor's Certificate recorded October 18, 1999, as Instrument No. 99-32204 of the Records of Sarpy County, Nebraska.

7. Covenants, conditions and restrictions contained in instrument dated as of February 22, 1993 and recorded February 25, 1993, as Instrument No. 93-03605 of the Records of Sarpy County, Nebraska.

Provisions for architectural control and approval of construction plans set forth therein.

Amended by instrument dated February 15, 1995 and recorded February 24, 1995, as

Instrument No. 95-02241 of the Records of Sarpy County, Nebraska.

Amended by instrument dated February 20, 1995 and recorded March 9, 1995, as Instrument No. 95-02897 of the Records of Sarpy County, Nebraska.

Amended by instrument dated February 20, 1995 and recorded March 9, 1995, as Instrument No. 95-02898 of the Records of Sarpy County, Nebraska.

Amended by instrument dated November 7, 1995 and recorded November 14, 1995, as Instrument No. 95-20159 of the Records of Sarpy County, Nebraska.

Amended by instrument dated February 20, 1995 and recorded January 29, 1997, as Instrument No. 97-01739 of the Records of Sarpy County, Nebraska.

8. Terms and provisions of Subdivision Agreement dated February 23, 1993 and recorded August 11, 1999, as Instrument No. 99-25496 of the Records of Sarpy County, Nebraska.