

6762

SPECIAL WARRANTY DEED

American UTF, Inc., a Nebraska corporation ("Grantor"), in consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration received from American ICL I, Inc. ("Grantee") conveys to Grantee, the real estate (the "Real Estate") described on Exhibit A attached hereto and made a part hereof.

Grantor covenants with Grantee that Grantor:

- (1) is lawfully seized of the Real Estate and that the Real Estate is free from encumbrances except as set forth on Exhibit B attached hereto and made a part hereof;
- (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 claiming the same or any part thereof through, by or under Grantor.

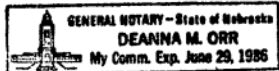
Dated: March 6, 1984

AMERICAN UTF, INC. a Nebraska corporation

By *Sidney Domb*
Title President

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me on March 6, 1984, by Sidney Domb, President, of American UTF, Inc., a Nebraska corporation on behalf of the corporation.



Deanina M. Orr
Notary Public

My Commission Expires:

June 29, 1986

NEBRASKA DOCUMENTARY
STAMP TAX
21 1001
\$⁰⁰20,559 BY 60

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EXHIBIT A

Fee simple in the West 10 feet of Lot 4 and all of Lot 5 and Lot 6, Block 65, Original Lincoln, Lancaster County, Nebraska; and Leasehold estate in and with regard to Lots 7, 8 and 9, Block 65, Original Lincoln, Lancaster County, Nebraska by virtue of that certain lease dated July 28, 1948 commencing January 1, 1949 for a term expiring December 31, 2048 filed February 21, 1950 in Book 442, Page 131 executed by St. Mary's Cathedral of Lincoln, Nebraska, Lessor, and Lincoln Development Company, lessee; leasehold estate in and with regard to Lot 10, Block 65, Original Lincoln, Lancaster County, Nebraska by virtue of that certain lease dated July 28, 1948 commencing January 1, 1949 for a term expiring December 31, 2048 and filed December 10, 1949 in Book 438, Page 673 executed by St. Mary's Cathedral of Lincoln, Nebraska, lessor, and the Lincoln Telephone and Telegraph Company, lessee, assigned by lessee to Lincoln Development Company by the instrument filed February 21, 1950 in Book 442, Page 123, the entirety of such leasehold estate having been assigned by lessee, Lincoln Development Company, to State Federal Savings and Loan Association by the instrument dated June 16, 1980 and filed June 19, 1980 as Inst. No. 80-11152, as further assigned by lessee to American Charter Federal Savings and Loan Association by the instrument dated September 15, 1983 and filed September 16, 1983 as Inst. No. 83-19237 as further assigned by lessee, American Charter Federal Savings and Loan Association to American UTF, Inc. by the instrument dated and filed October 5, 1983 as Inst. No. 83-20995, subject to all of the provisions therein contained.

EXHIBIT B

1. The lien of the real estate taxes for the year 1983 and all subsequent years. Taxes for the year 1982 and all prior years are shown as paid in full.

2. The lien of the installments of special assessments due for the year 1984 and all subsequent years with respect to Ornamental Levy District No. 110, Shade and Ornamental Tree Levy District No. 1, Repaving Levy District Nos. 123 and 124 and Ornamental Levy No. 2 for District No. 110 (see list attached hereto.)

3. Right of Way Easement covering Lots 5 and 6, granted to Lincoln Electric System to maintain and operate electric transmission lines by the instrument filed October 21, 1980 as Inst. No. 80-21665.

4. Terms and provision of the Agreement filed August 15, 1975 as Inst. No. 75-13060 furnishing of heat from the heating plant facility located upon Lots 7, 8, 9 and 10 to the Car Park Building.

5. Tenancy rights, either as month to month, or by virtue of written leases of persons now in possession of any part of the premises in question.

6. Memorandum of Lease dated as of October 6, 1983 between American UTF, Inc. and American Charter Federal Savings and Loan Association.

7. Deed of Trust and Security Agreement dated as of October 6, 1983 among American UTF, Inc., as trustor; National Bank of Commerce Trust and Savings Association, as trustee and Greycas, Inc., as beneficiary.

8. Assignment of Leases dated as of October 6, 1983 between American UTF, Inc. and Greycas, Inc.

South 13th Street, Lincoln, Nebraska

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LANCASTER COUNTY W.P.R.

Dan Galt
REGISTER OF DEEDS

1984 MAR 27 AM 10:40

\$15.50

ENTERED ON
NUMERICAL INDEX
FILED FOR RECORD AS:

INST. NO. 84- 6762

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