



2097 259 DEED



10684 98 259-260

RICHARD H. TAKECII
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

98 AUG -5 PM 12:02

RECEIVED

CORPORATE WARRANTY DEED

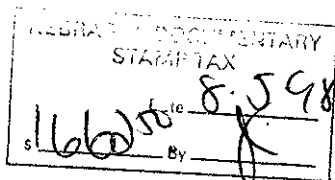
THE GRANTOR, Denver Development, Inc., a Nebraska corporation in consideration of One Dollar and other valuable consideration receipt of which is hereby acknowledged, conveys to Landmark Properties, Inc. a Nebraska corporation, Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201) in Douglas County, Nebraska:

Lots 9, 10, 11, 12, 13, 14, 15, 16 the West 1/2 of Lot 8 and the West 1/2 of Lot 17, in Mailender Place, an Addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska;

Together with the South 1/2 of vacated Valley Street adjoining the West 1/2 of Lot 8 and Lots 9 through 12 on the North; and

All of the vacated east-west alley in said Mailender Place extending from the East right-of-way line of 69th Street to the East line of West 1/2 of Lot 8 extended South;

EXCEPTING THEREFROM; the South 17 feet of Lots 13 through 15 and the South 10 feet of Lots 16 and 17, formerly dedicated to the City of Omaha for Grover Street.



10684 55-23580
FEE 15 FB
BKP 33-076 C/O COMP MB
DEL SCAN FV

THE GRANTOR covenants with Grantee that Grantor:

- (1) is lawfully seized of such real estate and that it is free from encumbrances subject to easements, reservations, covenants and restrictions more particularly described on Exhibit "A" Attached hereto and made a part hereof and subject to all regular taxes and special assessments.
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend the title to the real estate against the lawful claims of all persons.

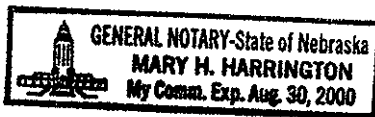
Executed: July 1, 1998

Denver Development, Inc.
by:
James D. Sherrets, President
(Corporate Seal)

STATE OF NEBRASKA
COUNTY OF DOUGLAS

The foregoing instrument was acknowledged before me this 1st day of July, 1998 by James D. Sherrets, President of Denver Development, Inc. a Nebraska corporation, on behalf of the corporation.

Notary Public



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8226

EXHIBIT "A"

M.U.D. Notice (water) dated April 17, 1958, filed July 22, 1958, in Miscellaneous Book 333 at page 23.

M.U.D. Notice (gas) dated October 20, 1959, filed October 21, 1959, in Miscellaneous Book 347 at page 180.

Terms and Provisions of an Easement granted to Omaha Public Power District, dated October 23, 1973, filed November 5, 1973, in Miscellaneous Book 529 at page 57.

Terms and Provisions of an Easement contained in Ordinance No. 27004, dated and filed November 13, 1972, in Miscellaneous Book 530 at page 163.

Terms and Provisions of an Easement granted to U.S. West Communications, Inc., a Colorado corporation, dated May 7, 1993, filed May 14, 1993, in Miscellaneous Book 1072 at page 462 and Miscellaneous Book 1072 at page 464.

Terms and Provisions of an Easement contained in Ordinance No. 32452, dated August 13, 1991, filed April 20, 1995, in Miscellaneous Book 1145 at page 157.

Notice of Encroachment, dated December 9, 1996, filed December 11, 1996, in Miscellaneous Book 1195 at page 467.