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Dan Jalta

REGISTER OF DEEDS
2001 SEP 28 P 1:26

INST. NO 2001
056242

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LANCASTER COUNTY, NE

SEP 28 2001

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PARTNERSHIP WARRANTY DEED

KENSINGTON PARK PARTNERSHIP, a Nebraska General Partnership, Mavis L. Fowler, a single person, the only partner thereof, GRANTOR, in consideration of One Dollar (\$1.00) and other valuable consideration, received from GRANTEE, KENSINGTON PARK, LLC, a Nebraska limited liability company, conveys to GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. § 76-201):

Lots One (1) and Two (2), Kensington Park Subdivision, and Lot One (1), Kensington Park 1st Addition, Lincoln, Lancaster County, Nebraska.

Grantor also conveys all of its interest in and to the following:

Easement for the benefit of the above described real estate as created by Declaration of Permanent Easement recorded October 31, 1988 as Inst. No. 88-33760 in the Office of the Register of Deeds of Lancaster County, Nebraska, for a drainage easement over, under and across the easement area as described therein; and

Easement for the benefit of the above described real estate as created by Common Access Easements for private driveway and sidewalk recorded September 13, 1989 as Inst. No. 89-26249 in the Office of the Register of Deeds of Lancaster County, Nebraska, for driveway and pedestrian purposes over, under and across the easement area as described therein.

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 encumbrances;
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend title to the real estate against the claims of all persons.

Executed 9/26, 2001.

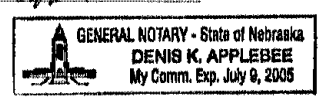
KENSINGTON PARK PARTNERSHIP,
A Nebraska General Partnership, Grantor

By: Mavis L. Fowler 9/27/01
Mavis L. Fowler, Partner

STATE OF NEBRASKA)
) ss.
COUNTY OF LANCASTER)

The foregoing instrument was acknowledged before me on 9.27.01, 2001, by Mavis L. Fowler, a single person, Partner, on behalf of Kensington Park Partnership, a Nebraska General Partnership.

Denis K. Applebee
Notary Public



dsk/kensing-deed1