

2.1—WARRANTY DEED

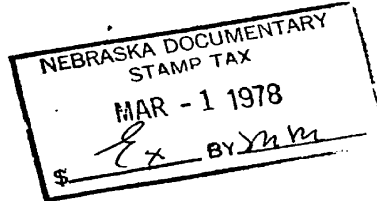
BOOK 1590 PAGE 555
WARRANTY DEED

Felton & Wolf Company, Lincoln, Nebr.

John V. Kiper and Golda A. Kiper, husband and wife, herein called the grantor whether one or more, in consideration of One Dollar and other valuable consideration received from grantee, does grant, bargain, sell, convey and confirm unto

Kiper Investment Co., a partnership herein called the grantee whether one or more, the following described real property in Douglas County, Nebraska:

Property described on Exhibit A which is attached hereto and made a part hereof.



To have and to hold the above described premises together with all tenements, hereditaments and appurtenances thereto belonging unto the grantee and to grantee's heirs and assigns forever. And the grantor does hereby covenant with the grantee and with grantee's heirs and assigns that grantor is lawfully seised of said premises; that they are free from encumbrance subject to mortgage to Commercial Federal Savings & Loan Association which grantee assigns and agrees to pay that grantor has good right and lawful authority to convey the same; and that grantor warrants and will defend the title to said premises against the lawful claims of all persons whomsoever.

Dated February 28, 19 78

Signature lines for John V. Kiper and Golda A. Kiper.

STATE OF NEBRASKA, County of Douglas:

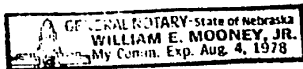
Before me, a notary public qualified for said county, personally came

John V. Kiper and Golda A. Kiper, husband and wife

known to me to be the identical person or persons who signed the foregoing instrument and acknowledged the execution thereof to be his, her or their voluntary act and deed.

Witness my hand and notarial seal on February 28, 1978

Notary Public signature and commission expiration date.



BOOK 1590 PAGE 556

Lots 7, 8, 9, and 10, Block 6, McCague's Addition, as surveyed, platted and recorded in Douglas County, Nebraska, together with the East 1/2 of vacated 10th Street adjoining said lots on the West; Lots 1 to 7, both inclusive, Block 7, said McCague's Addition; Lots 1 and 2, Block 8, said McCague's Addition, together with all of vacated 10th Street lying between said Blocks 7 and 8, and together with all of vacated Clark Street lying North of said Blocks 7 and 8; part of Tax Lot 2 of Government Lot 1 and part of Government Lot 1, both being in the NW 1/4 of Sec. 14, T 15 N, R 13 E of the 6th P.M., Douglas County, Nebraska, more particularly described as follows: Beginning at the Southwest corner of said Lot 2, Block 8, McCague's Addition; thence Northerly along the Easterly R.O.W. line of Union Pacific Railroad, a distance of 406.34 feet (Plat) (403.35 feet, Actual) to the North R.O.W. line of vacated Clark Street; thence East along the North R.O.W. line of vacated Clark Street, a distance of 132.4 feet (Plat) 131.43 feet, Actual) to the centerline of vacated 10th Street; thence North along the centerline of vacated 10th Street, a distance of 216.0 feet (Plat) (219.79 feet Actual) to a point being at the intersection of the extension of the North lot line of said Lot 7, Block 6, to the West with the centerline of vacated 10th Street; thence East, 180 feet (Plat) (180.3, Actual) along the North line of said Lot 7, Block 6, to the Northeast corner of said Lot 7; thence South 232.0 feet (Plat) (286.45 feet, Actual) along the rear lines of Lots 7 to 10, both inclusive, said Block 6, extended across vacated Clark Street to the South R.O.W. line of vacated Clark Street, being also the Northeast corner of said Lot 1, Block 7; thence East, 82.90 feet along the extension of the South R.O.W. line of Clark Street to the East; thence on a right deflection angle of 84°55'20", a distance of 43.70 feet to the North line of said Tax Lot 2; thence on a right deflection angle of 4°56'10", a distance of 103.27 feet to a point which is 115.0 feet East of the West line of said Tax Lot 2; thence on a right deflection angle of 10°09'30", 136.0 feet along a line 115 feet East of and parallel with the West line of said Tax Lot 2 to the North R.O.W. line of Seward Street; thence West, 363.1 feet along the North R.O.W. line of Seward Street to the point of beginning.

Exhibit A

Fee 9.25
~~Index~~
~~Comped~~
 N 33-289
33 / 280

Book 1590
 Page 555
 of 556

RECEIVED
 1978 MAR - 1 PM 2:31
 C. HAROLD GUTTER
 REGISTER OF DEEDS
 DOUGLAS COUNTY, NEBR.

56