

WARRANTY DEED


MICHAEL F. WHEELER and JUDITH ANN WHEELER, husband and wife, herein called the grantor, in consideration of One (\$1.00) Dollar and other valuable consideration, received from grantee, does grant, bargain, sell, convey and confirm unto PAPIO VALLEY AUTO PARTS, INC., a Nebraska corporation, herein called the grantee, the following described real property in Douglas County, Nebraska:

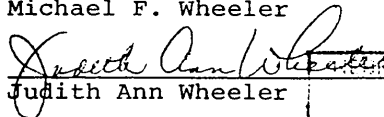
A parcel of land bounded as follows: Beginning at a point 420.6 feet West of the Southeast corner of the Northeast Quarter of Section 12, Township 14 North, Range 12 East of the 6th P.M., and running thence North 20 degrees and 24 minutes West 118.75 feet to the South line of the Right of Way of the B. & M. (now C.B. & Q.) Railroad, thence in a Westerly direction along said Right of Way 2179.5 feet to the North and South Half Section line and 207 feet North of the center of said Section 12, thence South 667 feet, thence East 1320 feet, more or less, thence North 460 feet to the East and West Half Section line, thence East 899.4 feet to the place of beginning, and being North Half of the Northwest Quarter of the Southeast Quarter, except the South 200 feet thereof, and all of Tax Lot 4 and Westerly part of Tax Lot 1 in said Section 12, except that part deeded to Papillion Drainage Ditch, Douglas County, Nebraska, and the following tract of land: A strip of land in the Northeast Corner of the Northeast Quarter (1/4) of the Southwest Quarter (1/4) of Section Twelve (12), Township Fourteen (14), Range Twelve (12) East of the Sixth (6th) P.M. in Douglas County, Nebraska, being that part lying East of Drainage Ditch, containing Eight-Tenths (8/10) of One Acre, more or less, total twenty-five acres, more or less.

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 the grantor is lawfully seized of said premises, and that they are free from encumbrance, subject to covenants, easements and restrictions of record, and that the 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.

This deed is given in conformance with the terms of a Land Contract dated January 28, 1972 and recorded in the office of the Register of Deeds of Douglas County, Nebraska, at Book 508, at Page 277.

DATED: August 5, 1975.


Michael F. Wheeler

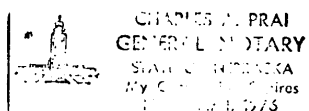

Judith Ann Wheeler

STATE OF NEBRASKA)
: ss.
COUNTY OF DOUGLAS)

NEBRASKA DOCUMENTARY STAMP TAX	
AUG 12 1975	
\$4125	BY <u>MR</u>

Before me, a Notary Public qualified for said county, personally came MICHAEL F. WHEELER AND JUDITH ANN WHEELER, husband and wife, to me known to be the identical persons who signed the foregoing instrument and acknowledged the execution thereof to be their voluntary act and deed.

Witness my hand and Notarial Seal on August 8, 1975.




Notary Public

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ENTERED IN NUMERICAL INDEX AND RECORDED IN THE REGISTER OF DEEDS OFFICE IN DOUGLAS COUNTY, NEBRASKA
12 DAY OF Aug 19 75 AT 1:05p C. HAROLD OSTLER, REGISTER OF DEEDS 325