

Pages 2 Doc Tax \$ 1925.00 EX# _____

Fee Amt \$ 11.00 Ck Pd \$ 1,936.00

Cash Pd \$ _____ Refund \$ _____

Paid by ABST & TITLE Ck # 1760

_____ Ck # _____

CUSTOMER CODE _____

RETURN TO ABSTRACT & TITLE

413 D ST

FAIRBURY NE 68352

State of Nebraska, Gage County ss. Entered in Numerical Index and filed for record the 15th day of Dec., 2003 at 4:20 o'clock P.M., and recorded as INSTRUMENT NO. _____

2003-6709
Ruth E. Heime
Register of Deeds

By _____ Deputy

2003- 6709

A-523
A-530

TRACT INDEX
COMPUTER
COMPARED
PAGED

SPACE ABOVE THIS LINE RESERVED FOR RECORDING DATA)

PARTNERSHIP WARRANTY DEED

NEBRASKA DOCUMENTARY
STAMP TAX
Date 12-15-2003
\$ 1,925.00 By JS

BURNHAM FAMILY LIMITED PARTNERSHIP, a Colorado limited partnership (GRANTOR), in consideration of One Dollar (\$1.00) and Other Good and Valuable Consideration, received from GRANTEE, BEATRICE FORD LINCOLN MERCURY, INC., a Delaware corporation, conveys to GRANTEE, the following described real estate (as defined in Neb.Rev.Stat. § 76-201):

Parcel 1: Lot One (1), Burnham Addition to the City of Beatrice, Gage County, Nebraska; and

Parcel 2: A portion of Lot One (1) of the North Commerce Addition more completely described as follows:

Beginning at the Northwest Corner of Lot 1; thence East along the North line of Lot 1 a distance of 425.90 feet to the Northwest corner of Burnham Addition; thence South along the West line of Burnham Addition a distance of 300.00 feet to the Southwest corner of Burnham Addition; thence West on a bearing of N89°31'50" W a distance of 425.90 feet more or less to the West line of the North Commerce Addition; thence North along the West line of the North Commerce Addition to the point of beginning.

GRANTOR covenants (jointly and severally, if more than one) with GRANTEE that GRANTOR:

1. Is lawfully seized of such real estate and that it is free from encumbrances;
2. Has legal power and lawful authority to convey the same; and
3. Warrants and will defend title to the real estate against the lawful claims of all persons.

2003- 6709

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2003-6709

BURNHAM FAMILY LIMITED PARTNERSHIP,
a Colorado limited partnership (GRANTOR)

By: Steven P. Burnham
Steven P. Burnham, General Partner

By: Marlene J. Burnham
Marlene J. Burnham, General Partner

STATE OF California)
COUNTY OF Riverside) ss.

On this 12 day of December, 2003, before me, a Notary Public, personally appeared Steven P. Burnham, who is personally known to me to be a General Partner of BURNHAM FAMILY LIMITED PARTNERSHIP, a Colorado limited partnership (GRANTOR), and he acknowledged the execution of the above and foregoing Warranty Deed to be his and its voluntary act and deed for the purposes set forth therein.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal on the date last written above.

Jessica Romero Ortiz
Notary Public

STATE OF California)
COUNTY OF Riverside) ss.

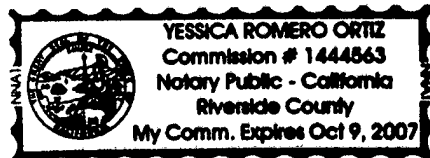


On this 12 day of December, 2003, before me, a Notary Public, personally appeared Marlene J. Burnham, who is personally known to me to be a General Partner of BURNHAM FAMILY LIMITED PARTNERSHIP, a Colorado limited partnership (GRANTOR), and she acknowledged the execution of the above and foregoing Warranty Deed to be her and its voluntary act and deed for the purposes set forth therein.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal on the date last written above.

Jessica Romero Ortiz
Notary Public

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