

The Grantor, GINGER COVE, INC., a corporation organized and existing under and by virtue of the laws of the state of Nebraska in consideration of One Dollar (\$1.00) and other valuable consideration received from Grantee, does grant, bargain, sell, convey, and confirm an undivided 1/160th interest in the West 100.0 feet of the East 125.0 feet of the South 63.0 feet of the North 133.0 feet of the NE 1/4 of Section 34, T 16 N, R 9 E of the 6th P.M., Douglas County, Nebraska, unto each of the following named persons who are lessees in Ginger Cove, a subdivision in Douglas County, Nebraska, and who are herein called Grantees:

Dennis Olson, Lessee of Lot No. 4
 Richard J. King, Lessee of Lot No. 5
 Richard J. Lochmar, Lessee of Lot No. 6
 Irving R. Dana, Lessee of Lot No. 8
 Robert L. Conant and Elinore C. Conant, husband and wife, as joint tenants, with rights of survivorship, Lessees of Lot No. 19
 William D. Kirk, Lessee of Lot No. 20
 William D. Stock and Janette A. Stock, husband and wife, Lessees of Lot No. 23
 Elwood O. Mink, Lessee of Lot No. 26
 William F. Siert, Lessee of Lot No. 29
 Roger W. Owen, Lessee of Lot No. 30
 James F. Ponec, Lessee of Lot No. 35
 Ted Grace Construction Co., Inc., a corporation, Lessee of Lot No. 36
 Gerald R. Livingston, Lessee of Lot No. 37
 Leo M. Ambrose, Lessee of Lot No. 38
 Gary L. Kirwan and Virginia M. Kirwan, husband and wife, Lessees of Lots Nos. 39, 82, and 87
 Dean L. Nunn, Lessee of SW 1/2 of Lot No. 45
 Richard J. Taylor and Ann Taylor, husband and wife, Lessees of Lot No. 46 and NE 1/2 of Lot No. 45
 Marvin D. Lanning, Lessee of Lot No. 49
 Dale A. Hahn and Marita A. Hahn, husband and wife, Lessees of Lots Nos. 58 and 85
 Robert D. Marcotte, Lessee of Lot No. 60
 G & L Builders, Inc., a corporation, Lessee of Lots Nos. 66 and 86
 Terry Kaser, Lessee of Lot No. 67
 Mike Devereaux, Lessee of Lot No. 70
 Charles Ribick, Jr., Lessee of Lot No. 73
 Henry W. Zyck, Jr., Lessee of Lot No. 81
 Gerald A. Hoberman, Lessee of Lot No. 83
 Louis A. Nigro and Antonette M. Nigro, husband and wife, as joint tenants with right of survivorship, Lessees of Lot No. 88
 Larry L. Wasserburger, Lessee of Lot No. 102
 Classic Construction Co., Inc., a corporation, Lessee of Lot No. 104
 Dr. John F. Heffron, Lessee of Lot No. 127
 Richard J. Grace, Lessee of Lot No. 133
 John J. Markey, Lessee of Lot No. 160

This conveyance is intended for the benefit of the Grantee in their capacity as Lessees of the above numbered Ginger Cove lots. Upon transfer of the grantee's Ginger Cove lot lease by assignment, operation of law or otherwise, such grantee's

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fee interest under this deed shall terminate and revert to Ginger Cove, Inc., unless said fee interest is duly and properly conveyed to the said grantee's successor lessee. This reverter shall also be applicable to successors of successor lessees.

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 for itself and its successors does hereby covenant with the grantee and with grantee's heirs and assigns that grantor is lawfully seized of said premises; that they are free from encumbrance; 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 whosoever.

In witness whereof, grantor has herunto caused its corporate seal to be affixed and these presents signed by its President.

Dated January 2, 1974

GINGER COVE INC. (A Corporation)

By [Signature] President

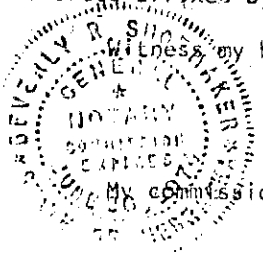
STATE OF NEBRASKA, County of Douglas:

Before me, a notary public, qualified in said county, personally came DONALD G. LAMP, President of GINGER COVE INC., known to me to be the President and identical person who signed the foregoing instrument, and acknowledged the execution thereof to be his voluntary act and deed as such officer and the voluntary act and deed of said corporation, and that its corporate seal was thereto affixed by its authority.

Witness my hand and notarial seal on January 2, 1974.

[Signature]
Notary Public

My commission expires June 26, 1974.



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ENTERED IN NUMERICAL INDEX AND RECORDED IN THE REGISTER OF DEEDS OFFICE IN DOUGLAS COUNTY, NEBRASKA

11 DAY OF Jan 1974 10:28 AM G. HAROLD OSTLER, REGISTER OF DEEDS

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