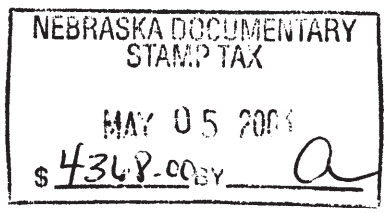


Counter aa  
Verify Lmick  
D.E. W  
Proof W  
Fee \$ 30.50  
Ck  Cash  Chg   
20748  
20749  
stamped copy



FILED SARPY CO. NE.  
INSTRUMENT NUMBER  
203-23838  
2003 MAY -5 P 12:18  
Shirley J. Dowling  
REGISTER OF DEEDS

Prepared by: Robert J. Luebbert, Attorney At Law, 11440 West Center Road, Suite A; Omaha, NE 68144-4421

**WARRANTY DEED**

J & D SCHRAM PARTNERSHIP, LTD., a Nebraska limited partnership, its successors and assigns, Grantor, in consideration of Ten and 00/100 (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant, sell, convey and demise unto HEARTHSTONE HOMES, INC., a Nebraska corporation, Grantee, all of its right, title and interest, without reservation, in and to the following described real property located in Sarpy County, Nebraska:

See Exhibit "A", attached hereto and fully incorporated herein by this reference ("Real Estate").

Grantor hereby covenants with Grantee and successors in interest, that: (i) Grantor holds the Real Estate by title in fee simple; (ii) Grantor has good and lawful authority to sell and convey the Real Estate; (iii) the Real Estate is free and clear of all liens and encumbrances except for liens and encumbrances of record and subject to that certain fence encroachment legally described on Exhibit "B", attached hereto and incorporated herein by this reference; and (iv) Grantor warrants to covenant and defend the Real Estate against the lawful claims of all persons, except as stated above.

DATED this 1st day of May, 2003.

J & D SCHRAM PARTNERSHIP, LTD.,  
a Nebraska Limited Partnership, Grantor

J. ROBERT SCHRAM REVOCABLE  
TRUST, General Partner

DOROTHY J. SCHRAM REVOCABLE  
TRUST, General Partner

Dorothy J. Schram Trustee  
DOROTHY J. SCHRAM, Trustee.

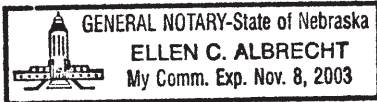
Dorothy J. Schram Trustee  
DOROTHY J. SCHRAM, Trustee.

SEC

A

STATE OF NEBRASKA )  
 ) ss.  
COUNTY OF DOUGLAS )

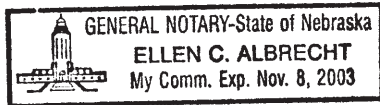
The foregoing instrument was acknowledged before me by DOROTHY J. SCHRAM, Trustee of the J. Robert Schram Revocable Trust, her/its successors and assigns, General Partner of J & D SCHRAM PARTNERSHIP, LTD., a Nebraska limited partnership, its successors and assigns, Grantor, on the 1st day of May, 2003.



Ellen C. Albrecht  
Notary Public

STATE OF NEBRASKA )  
 ) ss.  
COUNTY OF DOUGLAS )

The foregoing instrument was acknowledged before me by DOROTHY J. SCHRAM, Trustee of the Dorothy J. Schram Revocable Trust, her/its successors and assigns, General Partner of J & D SCHRAM PARTNERSHIP, LTD., a Nebraska limited partnership, its successors and assigns, Grantor, on the 1st day of May, 2003.



Ellen C. Albrecht  
Notary Public

B

Exhibit "A"

LEGAL DESCRIPTION - SCHRAM PROPERTY

A TRACT OF LAND LOCATED IN PART OF TAX LOT D1, A TAX LOT LOCATED IN THE NE1/4 OF SECTION 4, TOWNSHIP 13 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NE1/4 OF SECTION 4, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID TAX LOT D2, A TAX LOT LOCATED IN SAID NE1/4 OF SECTION 4; THENCE S03°03'26"E (ASSUMED BEARING) ALONG THE WEST LINE OF SAID NE1/4 OF SECTION 4, SAID LINE ALSO BEING THE WEST LINE OF SAID TAX LOT D2, A DISTANCE OF 50.00 FEET TO THE NORTHWEST CORNER OF SAID TAX LOT D1, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID TAX LOT D2; THENCE SAID POINT ALSO BEING THE POINT OF INTERSECTION OF SAID WEST LINE OF THE NE1/4 OF SECTION 4 AND THE SOUTH RIGHT-OF-WAY LINE OF SCHRAM ROAD; THENCE N87°20'05"E ALONG THE NORTH LINE OF SAID TAX LOT D1, SAID LINE ALSO BEING THE SOUTH LINE OF SAID TAX LOT D2, SAID LINE ALSO BEING SAID SOUTH RIGHT-OF-WAY LINE OF SCHRAM ROAD, A DISTANCE OF 4.59 FEET TO THE POINT OF BEGINNING; THENCE N87°20'05"E ALONG SAID NORTH LINE OF TAX LOT D1, SAID LINE ALSO BEING SAID SOUTH LINE OF TAX LOT D2, AND ALSO SAID SOUTH RIGHT-OF-WAY LINE OF SCHRAM ROAD, A DISTANCE OF 1411.89 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID TAX LOT D2; THENCE S11°34'48"E ALONG SAID SOUTHERLY LINE OF TAX LOT D2, A DISTANCE OF 69.96 FEET; THENCE S40°24'06"E ALONG SAID SOUTHERLY LINE OF TAX LOT D2, A DISTANCE OF 533.95 FEET; THENCE S26°39'52"E ALONG SAID SOUTHERLY LINE OF TAX LOT D2, A DISTANCE OF 26.95 FEET TO A POINT ON THE NORTH LINE OF TAX LOT C, A TAX LOT LOCATED IN SAID NE1/4 OF SECTION 4; THENCE S87 20'05"W ALONG THE EASTERLY LINE OF SAID TAX LOT D1, SAID LINE ALSO BEING SAID NORTH LINE OF TAX LOT C, A DISTANCE OF 383.61 FEET TO THE NORTHWEST CORNER OF SAID TAX LOT C; THENCE S03°10'59"E ALONG SAID EASTERLY LINE OF TAX LOT D1, SAID LINE ALSO BEING THE WEST LINE OF SAID TAX LOT C, A DISTANCE OF 2090.85 FEET TO THE SOUTHEAST CORNER OF SAID TAX LOT D1, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID TAX LOT C, SAID POINT ALSO BEING ON THE SOUTH LINE OF SAID NE1/4 OF SECTION 4; THENCE S87°18'06"W ALONG THE SOUTH LINE OF SAID TAX LOT D1, SAID LINE ALSO BEING SAID SOUTH LINE OF THE NE1/4 OF SECTION 4, A DISTANCE OF 1382.52 FEET TO THE SOUTHWEST CORNER OF SAID NE1/4 OF SECTION 4, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID TAX LOT D1; THENCE N03°03'26"W ALONG SAID WEST LINE OF TAX LOT D1, SAID LINE ALSO BEING SAID WEST LINE OF THE NE1/4 OF SECTION 4, A DISTANCE OF 884.66 FEET; THENCE N86°26'04"E, A DISTANCE OF 4.43 FEET; THENCE N03°21'42"W, A DISTANCE OF 257.52 FEET; THENCE N02°41'31"W, A DISTANCE OF 309.32 FEET; THENCE N02°54'56"W, A DISTANCE OF 104.52 FEET; THENCE N03°08'05"W, A DISTANCE OF 312.87 FEET; THENCE N03°18'01"W, A DISTANCE OF 392.33 FEET; THENCE N02°51'03"W, A DISTANCE OF 306.09 FEET; THENCE N02°39'55"W, A DISTANCE OF 40.27 TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS AN AREA OF 3,691,478 SQUARE FEET OR 84.745 ACRES MORE OR LESS.

JOB#2003020.01

4-30-03

bvs

E&A CONSULTING GROUP, INC.

12001 "Q" STREET

OMAHA, NE 68137

402-895-4700

2003-23838C

EXHIBIT "B"

LEGAL DESCRIPTION - FENCE EXCEPTION

A TRACT OF LAND LOCATED IN PART OF TAX LOT D1, A TAX LOT LOCATED IN THE NE 1/4 OF SECTION 4, TOWNSHIP 13 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NE 1/4 OF SECTION 4, SAID POINT ALSO BEING THE NORTHWEST CORNER OF TAX LOT D2, A TAX LOT LOCATED IN SAID NE 1/4 OF SECTION 4; THENCE S03°03'26"E (ASSUMED BEARING) ALONG THE WEST LINE OF SAID NE 1/4 OF SECTION 4, SAID LINE ALSO BEING THE WEST LINE SAID TAX LOT D2, A DISTANCE OF 50.00 FEET TO THE NORTHWEST CORNER OF SAID TAX LOT D1, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID TAX LOT D2, SAID POINT ALSO BEING THE POINT OF INTERSECTION OF SAID WEST LINE OF THE NE 1/4 OF SECTION 4 AND THE SOUTH RIGHT-OF-WAY LINE OF SCHRAM ROAD, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE N87°20'05"E ALONG THE NORTH LINE OF SAID TAX LOT D1, SAID LINE ALSO BEING THE SOUTH LINE OF SAID TAX LOT D2, SAID LINE ALSO BEING SAID SOUTH RIGHT-OF-WAY LINE OF SCHRAM ROAD, A DISTANCE OF 4.59 FEET; THENCE S02°39'55"E, A DISTANCE OF 40.27 FEET; THENCE S02°51'03"E, A DISTANCE OF 306.09 FEET; THENCE S03°18'01"E, A DISTANCE OF 392.33 FEET; THENCE S03°08'05"E, A DISTANCE OF 312.87 FEET; THENCE S02°54'56"E, A DISTANCE OF 104.52 FEET; THENCE S02°41'31"E, A DISTANCE OF 309.32 FEET; THENCE S03°21'42"E, A DISTANCE OF 257.52 FEET; THENCE S86°26'04"W, A DISTANCE OF 4.43 FEET TO A POINT ON SAID WEST LINE OF THE NE 1/4 OF SECTION 4, SAID POINT ALSO BEING ON THE WEST LINE OF SAID TAX LOT D1; THENCE N03°03'26"W ALONG SAID WEST LINE OF THE NE 1/4 OF SECTION 4, SAID LINE ALSO BEING SAID WEST LINE OF TAX LOT D1, A DISTANCE OF 1772.97 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS AN AREA OF 7,264 SQUARE FEET OR 0.167 ACRES, MORE OR LESS.