

SPECIAL WARRANTY DEED

American ICL I, Inc., a Nebraska corporation (Grantor), in consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration received from American Nebraska Limited Partnership, an Illinois limited partnership ("Grantee") conveys to Grantee, the improvements (the "Improvements") located on the real estate (the "Real Estate") described on Exhibit A attached hereto and made a part hereof.

Grantor covenants with Grantee that Grantor:

1) is lawfully seised of the Improvements located on the Real Estate and that the Improvements located on the Real Estate are free from encumbrances except as set forth on Exhibit B attached hereto and made a part hereof;

2) has legal power and lawful authority to convey the same;

3) warrants and will defend title to the Improvements located on the Real Estate against the lawful claims of all persons claiming the same or any part thereof through, by or under Grantor.

Grantor hereby expressly reserves unto itself, its successors and assigns, a reversionary interest in and to the Improvements hereby conveyed which shall ipso facto vest in Grantor upon expiration of the lease agreement dated as of July 15, 1984 between Grantor, as landlord, and Grantee, as tenant, whether by lapse of time or as otherwise provided therein; subject, however, to Grantee's option to purchase said reversionary interest as provided in the lease agreement described above.

IN WITNESS WHEREOF, Grantor has caused its corporate seal to be hereunto affixed and these presents signed by its Vice President.

Dated: 10/15/84

FILED SAMPY CO., NE

BOOK 159 of Records

PAGE 3004

AMERICAN ICL I, INC., a
Nebraska corporation

By:

1984 OCT 19 PM 4:17

Title: Vice President

Carl L. Hibbeln
REGISTER OF DEEDS

11579

NEBRASKA DOCUMENTARY
STAMP TAX

OCT 19 1984

341.00 BY Lee

PERMITTED TITLE EXCEPTIONS FOR

Property Address:

Location No.

**10111 Highway 170
Papillion, Nebraska**

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1. **Payment of the real estate taxes not yet due and payable at the time of closing.**
2. **Special assessments, if any, levied and not yet certified for collection and payable in future installments.**
3. **Lease Agreement, and terms and conditions thereof, by and between American UTF, Inc. and American Charter Federal Savings and Loan Association dated as of October 6, 1983, evidenced by a memorandum thereof filed October 5, 1983 in Book 56, Page 651, assigned to American RCL I, Inc. by the instrument filed in Book 57, Page 176 on March 27, 1984.**
4. **Deed of Trust and Security Agreement, and the terms and conditions thereof, from American UTF, Inc. to National Bank of Commerce Trust and Savings Association, Trustee, and Greycas, Inc., Beneficiary, in the principal amount of \$29,491,971, dated October 6, 1983 and filed October 5, 1983 in Book 202, Page 6062, as amended by the instrument filed March 27, 1984 in Book 203, Page 1939.**
5. **Assignment of Leases, and the terms and conditions thereof, by and between American UTF, Inc. and Greycas, Inc., dated October 6, 1983 and filed October 5, 1983 in Book 56, Page 652, as amended by the instrument filed March 27, 1984 in Book 203, Page 1939.**
6. **Encroachments, if any, onto adjoining properties as shown on the map, Byness & Associates, Inc. As-Constructed Plan dated August 11, 1983, revised September 14, 1983 and also revised February 11, 1984 and certified as of September 26, 1983.**
7. **Easements and restrictions contained in the Plat and Dedication of Huntington Park Replat II dated April 1, 1979 and filed May 25, 1979 in Book 7, Page 91, which grants a perpetual easement to Omaha Public Power District and Northwestern Bell Telephone Company for utility installation and maintenance on, over, through, under and across a 5-foot wide strip of land abutting all front and side boundary lot lines and an 8-foot wide strip of land abutting the rear boundary lines of all interior lots.**
8. **Easement Agreement, and the terms and conditions thereof requiring all users to said easement area to share the future costs of maintenance of said easement area dated September 27, 1983 and filed in Book 56, Page 628, Miscellaneous Records, Sarpy County, Nebraska.**

EXHIBIT B

