



2111 267 DEED



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1/14/99 Date
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RICHARD N TAKECHT
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

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RECEIVED

SPECIAL WARRANTY DEED

T.H.

CHILDREN'S HOSPITAL FOUNDATION, a Nebraska non-profit corporation, formerly known as CHILDREN'S MEMORIAL HOSPITAL FOUNDATION, OMAHA, NEBRASKA, for and in consideration of Two Dollars (\$2.00) and other good and valuable consideration received from GRANTEE, UTOPIA, L.L.C., a Nebraska limited liability company conveys to GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

See Attached Exhibit A

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

- (1) is lawfully seised of such real estate, that it is free from encumbrances, except for easements, covenants, restrictions and reservations of record; and subject to a prorated share of current real estate taxes and to all subsequent taxes and assessments;
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend title to the real estate against the lawful claims of all persons claiming the same or any part thereof through, by or under GRANTOR.

Executed January 14, 1999.

CHILDREN'S HOSPITAL FOUNDATION, a Nebraska non-profit corporation

By: *Gary A. Perkins*
Gary A. Perkins, President

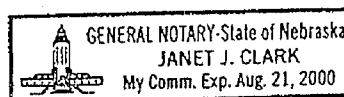
STATE OF NEBRASKA)
COUNTY OF DOUGLAS) ss.

The foregoing instrument was acknowledged before me on January 14, 1999,

by Gary A. Perkins, as President of Children's Hospital Foundation, a Nebraska non-profit corporation, for and on behalf of the corporation.

Janet J. Clark
Notary Public

My Commission Expires 8-21-2000.



01-61000 VP

FEE _____ FB _____
EXP 33-15-11 C/O Y COMP _____
DEL _____ SCAN CL FV _____

RETURN
Box 16

EXHIBIT "A"

LEGAL DESCRIPTION

The Northwest Quarter (NW¼) of Section 33, Township 15 North, Range 11 East of the 6th P.M., in Douglas County, Nebraska, EXCEPT that part described as follows:

Beginning at the Southeast corner of said Northwest Quarter; thence Northerly, along the East line of said Northwest Quarter, 330.00 feet; thence Northwesterly to a point, said point being 590.00 feet West of and 925.00 feet North of said point of beginning; thence Northwesterly to a point, said point being 660.00 feet West of and 1,980.00 feet North of said point of beginning; thence Southwesterly to a point, said point being 1,320.00 feet West of and 1,350.00 feet North of said point of beginning; thence Northwesterly to a point, said point being 1,980.00 feet West of and 2,310.00 feet North of said point of beginning; thence Northwesterly to a point on the North line of said Northwest Quarter, said point being 540.00 feet Easterly of the Northwest corner thereof; thence Westerly, along said North line of the Northwest Quarter, 100.00 feet; thence Southwesterly to a point, said point being 2,310.00 feet West of and 2,310.00 feet North of said point of beginning; thence Southeasterly to a point, said point being 1,980.00 feet West of and 1,350.00 feet North of said point of beginning; thence Southwesterly to a point, said point being 2,310.00 feet West of and 1,020.00 feet North of said point of beginning; thence Westerly, parallel with said North line of the Northwest Quarter, to the West line thereof; thence Southerly, along said West line of the Northwest Quarter, to the Southwest corner thereof; thence NE NW Easterly, along the South line of said Northwest Quarter, to the Point of Beginning; NW NW

AND, EXCEPT those portions thereof occupied and/or conveyed for street and/or highway purposes. SE NW

And,

Part of the Northeast Quarter (NE¼) of Section 33, Township 15 North, Range 11 East of the 6th P.M., in Douglas County, Nebraska, more particularly described as follows:

Commencing at the North Quarter Corner of Section 33-15-11; thence along the West line of the Northeast Quarter, South 01°30'10" East, a distance of 33.00 feet, to the Southerly right-of-way line of U.S. #275 (West Center Road); thence along said right-of-way line, North 89°59'06" East, a distance of 748.77 feet; thence South 01°25'55" East, a distance of 678.96 feet; thence South 37°26'19" East, a distance of 624.47 feet; thence North 89°43'44" East, a distance of 343.00 feet; thence South 39°42'01" East, a distance of 189.78 feet; thence South 00°47'45" West, a distance of 1,228.70 feet, to the South line of the Northeast Quarter; thence along said line, South 87°41'17" West, a distance of 1,195.00 feet; thence North 46°54'41" West, a distance of 463.26 feet; thence North 01°30'10" West, a distance of 2,279.86 feet, to the Point of Beginning;

EXCEPT those portions thereof occupied and/or conveyed for street and/or highway purposes. NE NE NW NE SE NE SW NE

And,

Part of the Northeast Quarter (NE¼) of Section 33, Township 15 North, Range 11 East of the 6th P.M., in Douglas County, Nebraska, described as follows:

Commencing at the East Quarter Corner of Section 33-15-11; thence along the South line of the Northeast Quarter of Section 33, South 87°41'17" West, 107.43 feet, to the Point of Beginning; thence continue along said line, South 87°41'17" West, 1,013.28 feet; thence North 00°47'45" East, 1,228.70 feet; thence North 39°42'01" West, 189.78 feet; thence South 89°43'44" West, 343.00 feet; thence North 37°26'19" West, 624.47 feet; thence North 01°25'55" West, 678.96 feet, to the Southerly right-of-way of Federal Highway #275 a/k/a West Center Road; thence along said right-of-way, North 89°59'06" East, 42.66 feet; thence continue along said right-of-way, North 86°21'56" East, 806.77 feet; thence departing said right-of-way, South 21°30'58" East, 2,749.43 feet, to the Point of Beginning;

NE NE NW NE SE NE

EXCEPT that part thereof described as follows:

Commencing at the North Quarter Corner of said Section 33-15-11; thence South 00° 05' East, a distance of 33.3 feet; thence South 88° 35' East, to a point 64.8 feet South of the North section line, a distance of 771.4 feet; thence South, a distance of 686 feet; thence East, a distance of 250 feet, to the Point of Beginning; thence South, a distance of 170 feet; thence East, a distance of 235 feet; thence North, a distance of 235 feet; thence West, a distance of 170 feet; thence South 45° 00' West, a distance of 91.91 feet, to the Point of Beginning;

AND, EXCEPT those portions thereof occupied and/or conveyed for street and/or highway purposes.

And,

That part of the Northeast Quarter (NE¼) of Section 33, Township 15 North, Range 11 East of the 6th P.M., in Douglas County, Nebraska, more particularly described as follows:

Commencing at the North Quarter Corner of said Section 33-15-11; thence South 00° 05' East, a distance of 33.3 feet; thence South 88° 35' East, to a point 64.8 feet South of the North section line, a distance of 771.4 feet; thence South, a distance of 686 feet; thence East, a distance of 250 feet, to the Point of Beginning; thence South, a distance of 170 feet; thence East, a distance of 235 feet; thence North, a distance of 235 feet; thence West, a distance of 170 feet; thence South 45° 00' West, a distance of 91.91 feet, to the Point of Beginning.

And,

NW NE

Part of the Northeast Quarter (NE¼) of Section 33, Township 15 North, Range 11 East of the 6th P.M., in Douglas County, Nebraska, more particularly described as follows:

Commencing at the Northeast corner of Section 33-15-11; thence along the East line of the Northeast Quarter, South 01° 25' 19" East, a distance of 33 feet; thence South 87° 23' 37" West, a distance of 33 feet, to the Southerly right-of-way line of U.S. #275 (West Center Road) and the West right-of-way line of 168th Street, and the Point of Beginning; thence along the West right-of-way line of 168th Street, South 01° 25' 19" East, a distance of 1,994.10 feet; thence departing said right-of-way line, South 69° 32' 07" West, a distance of 282.43 feet; thence North 21° 30' 58" West, a distance of 2,189.01 feet, to the Southerly right-of-way line of U.S. #275; thence along said right-of-way line, North 86° 21' 56" East, a distance of 524.67 feet; thence continue along said right-of-way line, North 87° 23' 37" East, a distance of 494.86 feet, to the Point of Beginning;

EXCEPT those portions thereof occupied and/or conveyed for street and/or highway purposes.

NE NE
SE NE