

Reference

widens triangular parcel

SPECIAL WARRANTY DEED

BOOK 1586 PAGE 68

SS 2062 NEBRASKA DOCUMENTARY, STAMP TAX

DEC 16 1977

KNOW ALL MEN BY THESE PRESENTS:

THAT REPROCO, INC.

BY [Signature]

Grantor, in consideration of the sum of Ten and No/100 Dollars

(\$10.00), and other valuable considerations, in hand paid, the receipt of which is hereby

acknowledged, does hereby grant, bargain, sell and convey unto

City of Omaha, Nebraska of Omaha, Nebraska

Grantee, the following real property and premises, situate in the County of

Douglas, State of Nebraska, to wit:

The South 150 feet of the West 175 feet of Lot Thirteen (13), in Kensington, an addition to the City of Omaha, as surveyed, platted and recorded (except that portion taken for streets), less and except a triangular parcel of land in the Southwest corner of said lot, more particularly described as follows:

Beginning at a point, said point being the Southwest corner of said lot; thence North five (5) feet along the West property line of said lot; thence southeasterly for a distance of seven point zero seven (7.07) feet to a point on the South property line, said point being five (5) feet East of the Southwest corner of said lot; thence West along the South property line of said lot for a distance of five (5) feet to the point of beginning.

Grantor further assigns a nonexclusive easement for driveway purposes between Phillips Petroleum Company and Shaver Food Marts, Inc., dated November 27, 1963, and recorded in the Office of Register of Deeds of Douglas County, Nebraska, on February 11, 1964, in Book 408 of Miscellaneous Records, Page 423.

together with all improvements thereon and the appurtenances thereunto belonging, and warrants the title only against the claim of every person whomsoever claiming by, through or under Grantor. This deed is subject to all taxes and questions of survey, zoning ordinances, restrictions and easements of record or in place.

GRANTOR DOES NOT WARRANT EITHER EXPRESSLY OR IMPLIEDLY, THE CONDITION OR FITNESS OF THE PROPERTY CONVEYED HEREUNDER, ANY SUCH WARRANTY BEING HEREBY EXPRESSLY NEGATED. GRANTEE BY ACCEPTANCE HEREOF ACKNOWLEDGES THAT HE HAS MADE A COMPLETE INSPECTION OF THE ABOVE DESCRIBED REAL PROPERTY AND ANY IMPROVEMENTS AND/OR EQUIPMENT LOCATED THEREON AND IS IN ALL RESPECTS SATISFIED THEREWITH AND ACCEPTS THE SAME "AS IS".

TO HAVE AND TO HOLD said described premises unto the said Grantee, its successors, heirs and assigns forever.

SIGNED AND DELIVERED this 18th day of November, 1977.

REPROCO, INC.



Assistant Secretary

By [Signature] Vice President

Approved as to form GFW

CERTIFICATE OF ACKNOWLEDGMENT

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STATE OF Oklahoma)

COUNTY OF Washington)

Before me, GENEVA M. LISTEN, a Notary Public in and for the state and county aforesaid, and ~~residing therein~~, and duly commissioned, sworn and authorized in said state and in said county to take acknowledgments (and I hereby certify that I am such as witness my hand and official seal) on the 18th day of November 1977, personally appeared WIMMY H. DALRYMPLE and Bertha Landquist whose names as vice president and assistant secretary respectively, of REPROCO, INC., a Delaware corporation, are signed to the foregoing instrument and personally known to me and known to me to be such officers and known to me to be the identical individuals who signed said instrument on behalf of the said REPROCO, Inc. as such officers, and who being by me duly sworn, did say that they are such officers and that they executed and attested said instrument respectively as such officers on behalf of such corporation and that said instrument is executed on behalf of such corporation and that said corporation executed the said instrument, that the seal affixed to said instrument is the corporate seal of said corporation, that said instrument was signed and sealed in behalf of such corporation by authority of its Board of Directors and by the authority of the bylaws of said corporation and the authorization of said corporation, and said persons, severally, being informed of the contents of said instrument, duly acknowledged the execution of said instrument as such officers as their free and voluntary acts and deeds and the free and voluntary act and deed of such corporation for the uses, purposes and consideration therein stated and declared that the statements therein contained are true; and I do so certify.



Geneva M. Listen
Notary Public

17 Dues

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1977 DEC 16 AM 9:13
REGISTERED
DOUGLAS COUNTY, NEBR.

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Fee 6.00
Taxes

K-30-539

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