

4645 Dodge 68132

BOOK 1829 PAGE 668

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PARTNERSHIP WARRANTY DEED

TSORISS PARTNERSHIP,

Nebraska general

Partnership, GRANTOR, in consideration of

One Dollar (\$1.00) and other valuable consideration

DOCKAGE received from GRANTEE.

DUNDEE REALTY INVESTMENT COMPANY, a Nebraska general partnership

conveys to GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

See Exhibit "A" attached hereto and incorporated herein by this reference.

(\* ) March 2, 1988, in Book 3199 of Mortgages at Page 644, Register of Deeds, Douglas County, Nebraska, between Grantor herein as Trustor and Goldome Credit Corporation, a Delaware corporation ("Goldome"), as Beneficiary, the obligations secured by the same, as amended by an Amended Deed of Trust dated July \_\_\_\_, 1988, by and between Grantee herein as Trustor and Goldome as Beneficiary, being hereby assumed by Grantee; No covenant or warranty, either express or implied, is made or given relative to the physical condition or habitability of the herein described real property, all of which is conveyed in "as is" condition.

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

(1) is lawfully seized of such real estate and that it is free from encumbrances except the following: rights of tenants in possession; easements, covenants and restrictions of records; any matters that would be disclosed by an accurate survey of each of the properties conveyed hereby; County of Douglas - City of Omaha consolidated real estate taxes; and any other matters of record including but not limited to a deed of trust dated February 29, 1988, filed (\*)

(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.

Executed... July 7, 1988

7532 F Deed

RECEIVED

1988 JUL 11 PM 2:34

GEORGE L. ... REGISTER OF DEEDS DOUGLAS COUNTY, NEBR.

STATE OF NEBRASKA

COUNTY OF Douglas

TSORISS PARTNERSHIP

Grantor

By Dale A. Hahn, Partner

By H. Steven Rothenberg, Partner

By Jack C. Rothenberg, Partner

The foregoing instrument was acknowledged before me on July 7, 1988, by Dale A. Hahn, H. Steven Rothenberg and Jack C. Rothenberg Partner on behalf of

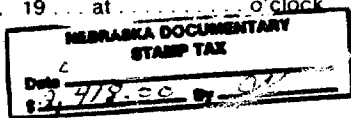
TSORISS PARTNERSHIP, a Partnership



Charles O. Forest Notary Public My commission expires

STATE OF NEBRASKA, County of DOUGLAS

Filed for record and entered in Numerical Index on 19 at o'clock M. and recorded in Deed Record Page



Handwritten notes: 53A-99 of 523, 203, 209, 507; 21-202, 530, 528; 1859 N 16-148 C/O FEE 22.55; 669-670 21-1 DEL MC W/C; DUNDIE COMP FIB 39-9140

Lots 7 and 8, and the East 40 feet of Lot 9, in Block 100, in DUNDEE PLACE, an Addition to the City of Omaha, as surveyed, platted and recorded, in Douglas County, Nebraska;

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The West 10.00 feet of Lot 9 and all of Lot 10, in Block 100, in DUNDEE PLACE, an Addition to the City of Omaha, as surveyed, platted and recorded, in Douglas County, Nebraska; and a strip of ground 7.00 feet wide North and South by 60.00 feet long East and West, being the North half of the vacated alley adjoining said property on the South;

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And the East triangular part of the North 100.00 feet of Lot 11, in Block 100, in DUNDEE PLACE, an Addition to the City of Omaha, as surveyed, platted and recorded, in Douglas County, Nebraska, more particularly described as follows:

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Commencing at the Northeast corner of said Lot 11 and running thence South along the line between Lots 10 and 11 in said Block 100, 100.00 feet; thence Northwesterly directly in a straight line to a point on the North line of said Lot 11, 6 inches West of the Northeast corner thereof; thence East 6 inches to the Place of Beginning;

Lots 23 and 24, in Block 113, in DUNDEE PLACE, an Addition to the City of Omaha, as surveyed, platted and recorded, in Douglas County, Nebraska;

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The East 54 feet of the South 155.50 feet of the North 270 feet of Lot 9, in Block 4, in PARK PLACE, an Addition to the City of Omaha, as surveyed, platted and recorded, in Douglas County, Nebraska; and

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Lot 6, in Block 2, in BRENNAN PLACE, an Addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska;

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Lots 3 and 4, and the East 45 feet of Lot 5, in Block 115, in DUNDEE PLACE, an Addition to the City of Omaha, as surveyed, platted and recorded, in Douglas County, Nebraska;

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Joint Driveway Easement dated May 6, 1927, filed June 20, 1927, in Book 80 at Page 235 of the Records of Douglas County, Nebraska, wherein a perpetual joint driveway is established in the West 6 feet of Lot 6, Block 100, and the East 6 feet of Lot 7, Block 100, Dundee Place;

Joint Driveway Easement as contained in Warranty Deed filed December 9, 1975, in Book 1534 at Page 94 of the Deed Records of Douglas County, Nebraska, which provides for a driveway easement for ingress and egress only over the East 8.5 feet of Lot 22, Block 113, and the West 1.5 feet of Lot 23, Block 113, Dundee Place;

All structures, buildings and improvements of every kind and description now or at any time hereafter located or placed on the above described real estate;

All other or greater rights and interest of every nature in the real estate described above and in the possession or use thereof and income therefrom, now owned by Transferors.

EXHIBIT "A"  
(Page 2 of 2)

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75-33 book 10

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