

14A
383

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That we, Emil F. Sodoro, Trustee, and
 Rose M. Sodoro, husband and wife
 in consideration of One Dollar and other valuable consideration (\$1.00) ~~DOLLARS~~
 in hand paid, do hereby grant, bargain, sell, convey and confirm unto
 Richard P. Clemens

the following described real estate, situate in the County of Douglas and State of Nebraska, to-wit: That Easterly part of Lots Ninety-Eight (98) and Ninety-Nine (99), in Benson Gardens, an addition to the City of Omaha, as surveyed, platted and recorded, more particularly bounded and described as follows, to-wit: Commencing at the Southeast corner of said Lot Ninety-Eight (98); and thence West, along the South line of said Lot Ninety-Eight (98), a distance of One Hundred Thirty-Three (133) Feet; and thence turning to the right at an angle of Ninety Degrees (90.00) to the course last aforementioned and running North Two Hundred Four and Seventy-Five Hundredths (204.75) Feet more or less, to the North line of said Lot Ninety-Nine (99); and thence East, along said North line of Lot Ninety-Nine (99), a distance of One Hundred Sixty and Four-Tenths (160.4) Feet, more or less, to a point which is Sixteen and Two-Tenths (16.2) Feet distant West from the Northeast corner of said Lot Ninety-Nine (99); and thence Southeasterly in a straight line a distance of Thirty-One and Four-Tenths (31.4) Feet to a point on the Easterly line of said Lot Ninety-Nine (99) which is Thirty and Five-Tenths (30.5) feet distant Southerly from said Northeast corner of Lot Ninety-Nine (99); and thence Southerly along said Easterly line of Lot Ninety-Nine (99) and Easterly line of said Lot Ninety-Eight (98), a distance of One Hundred Seventy-Four and Eighty-Four Hundredths (178.84) Feet, more or less, to said Southeast corner of Lot Ninety-Eight (98), the aforementioned place of beginning;
 ALL SITUATE IN DOUGLAS COUNTY, NEBRASKA; (continued on reverse side hereof)

together with all the tenements, hereditaments, and appurtenances to the same belonging, and all the estate, title, dower, right of homestead, claim or demand whatsoever of the said grantors
 of, in, or to the same, or any part thereof;

TO HAVE AND TO HOLD the above described premises, with the appurtenances, unto the said
 Richard P. Clemens

and to his heirs and assigns forever, and we the said grantors
 heirs, executors, and administrators, do covenant with said for ourselves and our
 that we are lawfully seized of said premises, that they are free from encumbrance, except
 easements and restrictions of record.

the same and that we will and that we have good right and lawful authority to sell
 the same unto the said grantee our heirs, executors, and administrators shall warrant and defend
 and his heirs and assigns, forever, against the lawful claims of all persons whomsoever

IN WITNESS WHEREOF we have hereunto set our hands this 27th day of
 March A. D. 19 72

In presence of

Emil F. Sodoro
Rose M. Sodoro

STATE OF NEBRASKA,

County of Douglas } ss. On this 27th day of March
 A. D. 19 72, before me, a Notary Public in and for said County, personally came the above named
 Emil F. Sodoro, Trustee and Rose M. Sodoro, husband and wife

who are personally known to me to be the identical person s whose name s are
 affixed to the above instrument as grantor s, and they
 acknowledged said instrument to be their voluntary act and deed.
 WITNESS my hand and Notarial Seal the date last aforesaid.



Anne E. Barry
 My commission expires on the 28th day of August A. D. 19 72
 Notary Public.

HAVE THIS DEED RECORDED
WARRANTY DEED

FROM

TO

STATE OF NEBRASKA,

County of _____ } ss.

Entered in Numerical Index and filed for Record in the Register of Deeds' Office of said

County, the _____ day of _____

19_____, at _____ o'clock _____ M., and recorded in Book _____ of Deeds, Page _____

Register of Deeds.

By _____ Deputy

76

Mail To: *Center Street*

Num 1 _____ Cent 1 _____

Compared by _____

1452

Paged Numerical _____ Paged General _____

BOOK

Time Rec'd _____ Fee _____

No. 327—PRINTED AND FOR SALE BY OMAHA PRINTING COMPANY

CONTINUATION OF LEGAL DESCRIPTION:

Subject, however, to a Twenty-Five (25) Foot wide easement for driveway purposes through the aforesaid parcel of real estate, the centerline of which easement parcel is a line which is Thirty-Six and Five Tenths (36.5) Feet distant North from, and is parallel to, said South line of said Lot Ninety-Eight (98) and runs from the West line of the aforesaid parcel of real estate first hereinbefore described East to the Westerly line of Seventy-Fifth Street, said easement parcel to be used and maintained jointly and equally by the owners or occupants of the said parcel first hereinbefore described and by the owners or occupants of the parcel of real estate which abuts said first described parcel on its West side.

22 Dec

RECEIVED
MAR 4 PM 12 45
HAROLD GOSTLER
REGISTER OF DEEDS
DOUGLAS COUNTY, NEBR.

THE STATE OF NEBRASKA

Douglas County

Entered in Numerical Index for Record in the Register of Deeds of said

Deeds of said

Book *1452* Deeds

Page *75*

C. N. ...

Register of Deeds

By _____ Deputy

MAIL

Compared *144-393* Fee *658*

G.P.N.-P.G.

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