

KNOW ALL MEN BY THESE PRESENTS, That TITLE HOLDING COMPANY

a corporation

organized and existing under and by virtue of the laws of the State of Nebraska, for

and in consideration of the sum of One (\$1.00) Dollar and other valuable consideration ~~DOLLARS~~

in hand paid does hereby grant, bargain, sell and convey unto JACK KING AUTO COMPANY, a Nebraska corporation,

grantee(s) the following described real estate, situated in the County of

Douglas and State of Nebraska, to-wit:

That part of the N.W. 1/4 of the S.E. 1/4 of Section 1, Township 14 North, Range 12 East of the 6th P.M., Douglas County, Nebraska, more particularly described as follows:

Beginning at a point 95 feet south of and 25 feet west of the northeast corner of the N.W. 1/4 of the S.E. 1/4 of said Section; thence south along a line parallel with the east line of said N.W. 1/4 of the S.E. 1/4 for a distance of 400 feet; thence west parallel to the east and west centerline of said Section for a distance of 300 feet; thence north parallel to the east line of said N.W. 1/4 of the S.E. 1/4 for a distance of 400 feet to a point 95 feet south of the east and west centerline of said Section; thence east for a distance of 300 feet to the point of beginning.

Grantor, however, reserves a sewer easement, 10 feet in width, together with the right of access thereto for maintenance, across the south 10 feet of said conveyed real estate, in favor of the land adjoining immediately to the west, or such other 10 foot strip as shall be mutually agreed upon by the owners of the dominant and serviant estates; and grantor reserves the right to make connection, at no cost to grantor, to the sewer to be constructed by grantee pursuant to the terms of a written Option and Agreement dated August 11, 1970, said rights to run with the land.

TO HAVE AND TO HOLD the premises above described, together with all the Tenements, Hereditaments and Appurtenances thereunto belonging unto the said grantee(s) and to his, her or their heirs and assigns forever.

And the grantor herein for itself or its successors, does hereby covenant and agree to and with the said grantee(s) and his, her or their heirs and assigns, that at the time of the execution and delivery of these presents it is lawfully seized of said premises; that it has good right and lawful authority to convey the same; that they are free from encumbrance except those of record.

That grantor does hereby covenant to warrant and defend the said premises against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF the said grantor has caused this instrument to be executed by its president and its corporate seal to be affixed hereto.

Signed this 5th day of April, 1971.



TITLE HOLDING COMPANY
A Corporation
By: *Joseph P. Pessaman* President
Attest: *Charles A. Scherr* Secretary

NEBRASKA
STAMP TAX
APR 5 1971
\$ 72

STATE OF Nebraska }
County of Douglas } ss.

On this 17th day of April 1971 before me,
the undersigned, a Notary Public in and for said County

personally came Edgar R. Geesaman, President of
TITLE HOLDING COMPANY (a corporation)

to me personally known to be the President and the identical person whose name is affixed to the above conveyance, and acknowledged the execution thereof to be his voluntary act and deed as such officer and the voluntary act and deed of said corporation and that the Corporate seal of the said corporation was thereto affixed by its authority.

Witness my hand and Notarial Seal at Omaha in said county the day and year last above written.



Louise J. Witzendring
Notary Public.

Commission expires the 22nd day of March 1972

RECEIVED
MRE

1971 APR 5 PM 2 43

C. HAROLD OSTLER
REGISTER OF DEEDS
DOUGLAS COUNTY, NEBR.

THE STATE OF NEBRASKA }
Douglas County

Entered in Numerical Index and filed
for Record in the office of the Register
of Deeds of said County and recorded in
Book 1427 of 485
Page 485

1189
4908
8067

C. Harold Ostler
REGISTER OF DEEDS

By Jack King - Pres
Deputy
Garr King Alt. Sec
N 1-14-12 G.P.N., PG
Compared Fee 675

Fee 7260
1-14-12

CORPORATION WARRANTY DEED

FROM

TO

County } ss.

Entered in Numerical Index and filed for
record in the clerk's office of said county the
day of _____, 19____
at the hour of _____ o'clock and _____ minutes
_____ M. and duly recorded in book _____
of deeds on page _____

County Clerk

Deputy