

WARRANTY DEED
(DOUGLAS COUNTY FORM)

KNOW ALL MEN BY THESE PRESENTS, That MEL DECKER and CLARICE O. DECKER,
husband and wife,

in consideration of \$1.00 and other valuable consideration - - - - - DOLLARS
in hand paid, do hereby grant, bargain, sell, convey and confirm unto PHOENIX DEVELOPMENT CO.

the following described real estate, situate in the County of Douglas and State of Nebraska, to-wit:
All that part of Lot 1 lying west and north of a line drawn parallel to
and 35 feet easterly of the westerly line of Lot 1, and all that part of
Lot 2, lying east and south of a line drawn parallel to and 30 feet
westerly of the easterly line of Lot 2, Block 4, in Tower Plaza, an
addition as surveyed, platted and recorded.

This deed is given to correct the description made in a deed from Mel
Decker and Clarice O. Decker to Phoenix Development Co., dated Sept. 29,
1951, recorded Oct. 15, 1951 at Book 900, Page 541, in the office of the
Register of Deeds, Douglas County, Nebraska.

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
Phoenix Development Co.,

its successors
and to heirs and assigns forever, and the said grantors
for themselves and their
heirs, executors, and administrators, do covenant with said Phoenix Development Co.
and with its successors heirs and assigns,
that they are lawfully seized of said premises, that they are free from encumbrance

that they have good right and lawful authority to sell
the same and that they will and their heirs, executors, and administrators shall warrant and de-
fend the same unto the said Phoenix Development Co.
and its successors heirs and assigns, forever, against the lawful claims of all persons whomsoever

IN WITNESS WHEREOF We have hereunto set our hands this 29th day of
September A. D. 51

In presence of

Mel Decker
Clarice O. Decker

ARIZONA
STATE OF NEBRASKA }
County of Douglas } ss.
Maricopa }

On this 29th day of September

A. D. 1951, before me, a Notary Public in and for said County, personally came the above named
Mel Decker and Clarice O. Decker, husband and wife,

who are personally known to me to be the identical persons whose names are
affixed to the above instrument as grantors, and
acknowledged said instrument to be their voluntary act and deed.

WITNESS my hand and Notarial Seal the date last aforesaid.

W. F. Skinner

Notary Public

My commission expires on the 5th day of April

A. D. 1954