

KNOW ALL MEN BY THESE PRESENTS, That PHOENIX DEVELOPMENT CO.,

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 \$1.00 and other valuable considerations-----DOLLARS--

in hand paid does hereby grant, bargain, sell and convey unto HARLAN K. GAARD and FRANCES J. GAARD, husband and wife,

as JOINT TENANTS, and not as tenants in common; the following described real estate, situated in the County of

Douglas and State of Nebraska, to-wit:

West Thirty-five (35) feet of Lot Two (2) and East Thirty (30) feet of Lot Three (3), in Block Four (4), in Tower Plaza, an addition, as surveyed, platted and recorded.

This deed is given subject to a license granted by said Phoenix Development Co. to the Northwestern Bell Telephone Company and the Omaha Public Power District, jointly, their successors, lessees, and assigns, to erect and operate, maintain, repair and renew poles with the necessary supports, sustaining wires, cross arms, guys and anchors, and other instrumentalities, and to extend thereon wires for carrying and transmission of electric current for lights, heat and power, and for all telephone, telegraph and message purposes, along the rear and side boundary lines of said lot for the use and benefit of the owners and occupants of said block.



IT BEING THE INTENTION OF ALL PARTIES HERETO, THAT IN THE EVENT OF THE DEATH OF EITHER OF SAID GRANTEEES, THE ENTIRE FEE SIMPLE TITLE TO THE REAL ESTATE DESCRIBED HEREIN SHALL VEST IN THE SURVIVING GRANTEE.

TO HAVE AND TO HOLD the above described premises, with the aforesaid appurtenances, unto the said grantees as JOINT TENANTS, and not as tenants in common, and to their assigns, or to the heirs and assigns of the survivor of them, forever, and the grantor herein, for itself and its successors does covenant with the grantees named herein and with their assigns and with the heirs and assigns of the survivor of them that it is lawfully seized of said premises; that they are free from encumbrance

and that said grantor has good title to and good right and lawful authority to convey the same and it does hereby covenant to warrant and forever defend said premises unto the grantees named herein and unto their assigns and unto the heirs and assigns of the survivor of them, forever, against the lawful claims of all persons whomsoever, excluding the exceptions named herein.

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 27 day of December A. D. 19 51.

In the Presence of

PHOENIX DEVELOPMENT CO.,

A Corporation

By [Signature] President

Attest [Signature] Secretary

STATE OF ARIZONA }
MARICOPA COUNTY } ss.

On this 27 day of December 19 51 before me,
the undersigned, a Notary Public in and for said County,

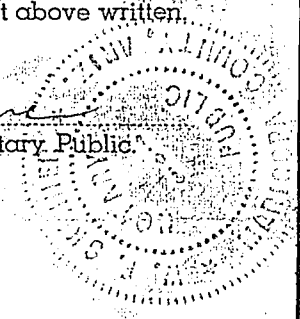
personally came MEL DECKER, President of the
PHOENIX DEVELOPMENT CO.

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 the said PHOENIX DEVELOPMENT CO., and that the Corporate seal of the said PHOENIX DEVELOPMENT CO. was thereto affixed by its authority.

Witness my hand and Notarial Seal at Phoenix in said county the day and year last above written.
My Commission expires the day of 19

My Commission Expires April 5, 1954

W.F. Skrum
Notary Public



STATE OF NEBRASKA }
COUNTY OF DOUGLAS } ss.

On this 27 day of December, 1951, before me, the undersigned, a Notary Public in and for said County, personally came THOMAS P. LEARY, Secretary of the Phoenix Development Co., to me personally known to be the Secretary 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 the said Phoenix Development Co., and that the Corporate seal of the said Phoenix Development Co. was thereto affixed by its authority.

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

Nellie Manoli
Notary Public

My commission expires
Feb. 26, 1955.



RECEIVED
JAN-3 4:11:09
REGISTER OF DEEDS
DOUGLAS COUNTY, NEBR.
904
167

By [Signature]
Notary Public
N. 26-503-H
Compared