

CONVEYANCE

THIS INDENTURE, made this 11th day of May, A. D. 1948, between Ben Realty Company, a partnership, Ben Novak and Dora Novak, husband and wife, Edward A. Rosen and Sarah B. Rosen, husband and wife, Milton Novak and Lorraine F. Novak, husband and wife, Julius Novak and Evelyln Novak, husband and wife, Anna B. Rosenberg and Mervin Rosenberg, wife and husband, Sidney Novak, single, Miriam Bernstein and Sheldon A. Bernstein, wife and husband, and Elmer Novak, single, Parties of the First Part, and Ben Realty Company, a corporation organized under the laws of the State of Nebraska, Party of the Second Part,

WITNESSETH: That

WHEREAS, the grantor, Ben Realty Company, is a partnership organized under the Uniform Partnership Act of the State of Nebraska, and Ben Novak, Edward A. Rosen, Julius Novak, Anna B. Rosenberg, Sidney Novak and Elmer Novak are the sole members of said partnership and all the real estate hereinafter described is the property of said partnership, and

WHEREAS, Milton Novak and Miriam Bernstein at one time had an interest in said partnership and are joining in this conveyance to relinquish and convey any apparent interest that they may have in or to the real estate hereinafter described or any part thereof, and

WHEREAS, Ben Realty Company, a partnership, and its members have agreed to exchange the property hereinafter described for stock in the grantee corporation,

NOW, THEREFORE, in consideration of the sum of One Dollar (\$1.00) and exchange of properties, receipt of which is hereby acknowledged, the Parties of the First Part have granted, conveyed, remised, released and quitclaimed and by these presents do grant, convey, release and forever quitclaim unto Ben Realty Company, a Nebraska corporation, Party of the Second Part, and to its successors and assigns, all their right, title, interest, estate, claim and demand, both at law and in equity, of, in and to the following described real estate situated in Douglas County in the State of Nebraska, subject to all easements of record, if any, to-wit:

PARCEL 1:

North one-hundred thirty-two (132) Feet of Sub Lot Fourteen (14) of Lot Two (2) Capitol Addition, an Addition to the City of Omaha, Douglas County, Nebraska

PARCEL 2:

Lot Four (4) and the East One-half of Lot Five (5) Keyes Subdivision of Lot Nine (9) Capitol Addition to the City of Omaha, Douglas County, Nebraska, as surveyed, platted and recorded

PARCEL 3:

West Half ($W\frac{1}{2}$) of the Northwest Quarter ($NW\frac{1}{4}$) of Section Twenty-seven (27) and the East Half ($E\frac{1}{2}$) of the Northeast Quarter ($NE\frac{1}{4}$) Section Twenty-eight (28), except North four hundred sixty-six and seven tenths (466.7) feet of the West Four hundred sixty-six and seven tenths (466.7) feet of the East Half ($E\frac{1}{2}$) of the Northeast Quarter ($NE\frac{1}{4}$) of Section Twenty-eight (28), all in Township Fifteen (15) North of Range Twelve (12) East of the Sixth Principal Meridian, Douglas County, Nebraska

PARCEL 4:

North one hundred thirty-three (133) feet of Lots Seven (7) and Eight (8) in Block Two (2) in Sub-division of that part of Lot Five (5) in Capitol Addition to the City of Omaha, lying North of Farnam Street in Douglas County, Nebraska, also known as Perkins Subdivision of that part of Lot Five (5) Capitol Addition to the City of Omaha, lying North of Farnam Street in Douglas County, Nebraska

PARCEL 5:

Lot Twelve (12), Block Seventy-three (73) South Omaha, now a part of the City of Omaha, in Douglas County, Nebraska, as surveyed, platted and recorded

together with all and singular the hereditaments and appurtenances thereunto belonging; to have and to hold the above described premises unto the said Ben Realty Company, a Nebraska corporation, and to its successors and assigns.



IN WITNESS WHEREOF the Parties of the First Part have hereunto set their hands and seals the day and year first above written.

BEN REALTY COMPANY, a co-partnership

By: Ben Novak
A Member of the Partnership

Ben Novak
(Ben Novak)

Dora Novak
(Dora Novak)

Edward A. Rosen
(Edward A. Rosen)

Sarah B. Rosen
(Sarah B. Rosen)

Milton Novak
(Milton Novak)

Lorraine F. Novak
(Lorraine F. Novak)

Julius Novak
(Julius Novak)

Evelyn Novak
(Evelyn Novak)

Anna B. Rosenberg
(Anna B. Rosenberg)

Merwin Rosenberg
(Merwin Rosenberg)

Sidney Novak
(Sidney Novak)

Elmer Novak
(Elmer Novak)

Miriam Bernstein
(Miriam Bernstein)

Sheldon A. Bernstein
(Sheldon A. Bernstein)

STATE OF NEBRASKA)
) ss
COUNTY OF DOUGLAS)

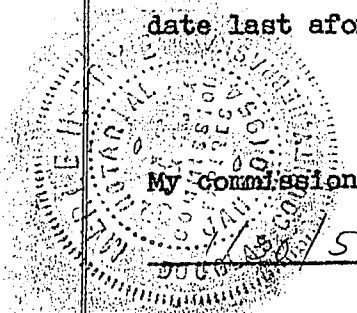
On this 11 day of May, 1948, before me, a notary public in and for said County, personally came Ben Novak, who is personally known to me to be the same person who executed the foregoing Conveyance on behalf of the Ben Realty Company as a member of the partnership and acknowledged that the foregoing Conveyance was the voluntary act and deed of said partnership and his voluntary act and deed for the purposes therein stated.

IN WITNESS WHEREOF, I have set my hand and notarial seal the date last aforesaid.

Mark H. Frye
Notary Public

My Commission expires:

5/15/54



STATE OF NEBRASKA)
) ss
COUNTY OF DOUGLAS)

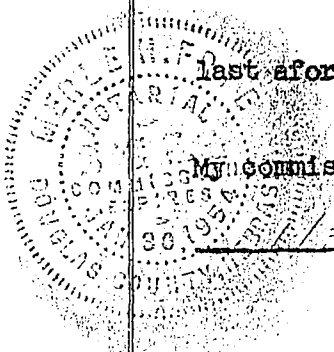
On this 11 day of May, 1948, before me, a notary public in and for said County, personally came the above named Ben Novak and Dora Novak, husband and wife, Edward A. Rosen and Sarah B. Rosen, husband and wife, Milton Novak and Lorraine F. Novak, husband and wife, Julius Novak and Evelyln Novak, husband and wife, Anna B. Rosenberg and Mervin Rosenberg, wife and husband, Sidney Novak, single, Miriam Bernstein and Sheldon A. Bernstein, wife and husband, and Elmer Novak, single, 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 at Omaha, Nebraska, the date last aforesaid.

My commission expires:

1/20/54

Mark H. Faye
Notary Public



11.
INDEXED IN NUMERICAL INDEX AND RECORDED IN THE REGISTER OF DEEDS OFFICE IN DOUGLAS COUNTY, NEBRASKA
18 DAY May 1948 AT 10:36 p.m. 2.25
THOMAS J. O'CONNOR, REGISTER OF DEEDS