

THIS DEED, made this 10<sup>th</sup> day of December, 1963, by and between The Omaha National Bank and Gilbert C. Swanson, Executors of the Last Will and Testament of W. Clarke Swanson, deceased, late of Omaha in the County of Douglas and the State of Nebraska, hereinafter called "Grantors" and The Omaha National Bank and Gilbert C. Swanson, as Trustees of the Residuary Trust created under the Last Will and Testament of W. Clarke Swanson, deceased, hereinafter called "Grantees";

WITNESSETH, that said Grantors, the duly appointed, qualified and acting Executors of the Estate of W. Clarke Swanson, deceased, under his Last Will and Testament which is of record in the office of the County Court of Douglas County, Nebraska, by virtue of the power and authority granted and conferred upon them under said Last Will and Testament and an Order of the Douglas County Court dated December 10, 1963, and in consideration of the sum of One Dollar (\$1.00) and other valuable consideration to them paid by the said Grantees, the receipt whereof is hereby acknowledged, do by these presents grant, bargain, sell, convey and confirm unto the said Grantees all of the Estate's interest, which is an undivided one-half interest, in the following described real estate situated in the County of Douglas and State of Nebraska, to-wit:

A tract of land in the Northeast Quarter of Section 22, T15N, R12E, of the Sixth Principal Meridian, in Douglas County, Nebraska, being more particularly described as follows:

Beginning at the Northwest corner of Lot 7, Indian Hills Village - North Area, as platted and recorded; thence North 83° 51' 06" West along the South right-of-way line of West Dodge Road a distance of 174.02 feet; thence continuing along the South right-of-way line of West Dodge Road 126.00 feet along an arc of a circular curve whose radius is 2831.79 feet and whose chord length and bearing are 125.99 feet and North 85° 07' 35" West respectively; thence due South a distance of 225.00 feet; thence South 84° 11' 00" East a distance of 300.00 feet to the Southwest corner of said Lot 7; thence due North a distance of 225.00 feet to the point of beginning, containing 1.54 acres more or less.

In this description the West line of the Northeast Quarter of Section 22, which is also the centerline of 90th Street, is assumed to be due North and South.

(Said property in sometimes known as Lot 8, Indian Hills Village, now included in and forming a part of the City of Omaha, Nebraska.)

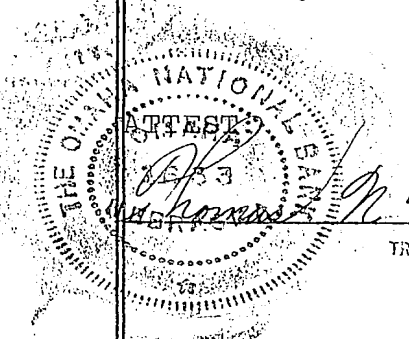
and all the estate, right, title, interest, claim and demand whatsoever which the said W. Clarke Swanson had in his lifetime and at the time of his death, and which the said Grantors have by virtue of the said Last Will and Testament, or otherwise, in or to the above described premises and every part thereof. The interest of the Estate of W. Clarke Swanson in the above property is in bare, unimproved ground. The Estate of W. Clarke Swanson does not own any interest in the parking lot improvements constructed on said ground which are used in conjunction with the Swanson Professional Building and the Indian Hills Cinerama Theatre. Further, said Estate does not own any interest in any other improvements on said ground, such as, but not limited to, driveways, lights, signs, shrubs, trees, sod, other landscaping,

sewers, both sanitary and storm, or any other improvements. This deed shall be construed to convey only the Estate's interest in said bare, unimproved ground and shall not be construed to convey any interest in said improvements on said ground.

TO HAVE AND TO HOLD the above described premises unto the said Grantees and to its heirs and assigns, forever; and the said Grantors for themselves and their survivors do covenant, promise and undertake unto and with the said Grantees and its heirs and assigns, that they are lawfully the Executors of the Last Will and Testament of said W. Clarke Swanson, deceased, and have power to convey as aforesaid, and have in all respects acted in making this conveyance in pursuance of the authority granted in and by the said Last Will and Testament; and that they have not made, done or suffered any act, matter or thing whatsoever since they were Executors as aforesaid whereby the above granted premises or any part thereof are or may be impeached, charged or encumbered in any manner whatsoever.

IN WITNESS WHEREOF the said Grantors have caused this deed to be duly executed as of the first date above written.

THE OMAHA NATIONAL BANK, Executor  
of the Last Will and Testament of  
W. Clarke Swanson, Deceased

ATTEST:  
  
Thomas C. Quinlan  
TRUST OFFICER

By

Thomas C. Quinlan  
Vice President and Trust Officer

Gilbert C. Swanson  
Gilbert C. Swanson, Executor

STATE OF NEBRASKA }  
COUNTY OF DOUGLAS } SS.

On this 10th day of December, 1963, before me, a Notary Public, within and for said County, personally appeared

Thomas C. Quinlan, Vice President and Trust Officer  
of The Omaha National Bank, Executor of the Last Will and Testament of W. Clarke Swanson, deceased, to me personally known to be the identical person who executed the foregoing instrument as Grantor, and he acknowledged said instrument to be the voluntary act and deed of The Omaha National Bank as such Executor.

WITNESS my hand and Notarial Seal the date last aforesaid.

Stanley A. Traub  
Notary Public

My Commission Expires:

Dec 21, 1967.

STATE OF NEBRASKA }  
COUNTY OF DOUGLAS } SS.

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Before me, a Notary Public, qualified for said County, personally came GILBERT C. SWANSON, known to me to be the identical person who signed the foregoing instrument and acknowledged the execution thereof to be his voluntary act and deed.

WITNESS my hand and Notarial Seal on 10  
December, 1963.

*Theresa A. O'Leary*  
Notary Public

My Commission Expires: 4/28/65

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THOMAS J. O'CONNOR  
REGISTER OF DEEDS  
DOUGLAS COUNTY, NEBR.

mark it

1206 Needs

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*Theresa A. O'Leary*

*Johnson & Hyndman*  
*Wichita Dodge Rd*  
*8401*

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