

IRVING VEITZER, TRUSTEE, herein called the grantor, in consideration of One (\$1.00) Dollar and other good and valuable consideration received from grantee, does grant, bargain, sell, convey and confirm unto OMAHA BEDDING & COUCH MANUFACTURING COMPANY, A Nebraska Corporation, herein called the grantee, the following described real property in Douglas County, Nebraska:

That part of New Sublot 1 of Taxlot 4, Section 31, Township 15 North, Range 13, East of the 6th P.M., Douglas County, Nebraska, more particularly described and bounded as follows: Beginning at a point on the north line of said New Sublot 1, 353 feet east of the northwest corner thereof; thence east along the north line of said Sublot for a distance of 414 feet; thence south 25 feet; thence east along the south line of the Union Pacific Railroad right of way for 194 feet; thence south 239 feet; thence west parallel with the north line of said Sublot for a distance of 608 feet; thence north 264 feet to the point of beginning,

and

a non-exclusive easement for purposes of ingress and egress over the following described real property, to-wit:


That part of New Sublot 1 of Taxlot 4, Section 31, Township 15 North, Range 13, East of the 6th P.M., Douglas County, Nebraska, more particularly described and bounded as follows: Beginning at a point 85 feet east and 118 feet south of the northwest corner of said Sublot 1; thence east for a distance of 6.0 feet; thence on a curve to the right whose radius is 60 feet and whose central angle is $40^{\circ} 30'$ for a chord distance of 41.5 feet; thence in a southeasterly direction for 185.0 feet; thence on a curve to the left whose radius is 50 feet and whose central angle is $40^{\circ} 30'$ for a chord distance of 34.6 feet; thence continuing on the curve to the left whose radius is 50 feet and whose central angle is $90^{\circ} 00'$ for a chord distance of 70.7 feet; thence south 50 feet to a point which is 264 feet south of and 353 feet east of the northwest corner of said New Sublot 1; thence east parallel with the north line of said New Sublot 1 for a distance of 608 feet; thence south 25 feet; thence west parallel with the north line of said New Sublot 1 for a distance of 658 feet; thence on a curve to the right whose radius is 75 feet and whose central angle is $40^{\circ} 30'$ for a chord distance of 51.9 feet; thence northwesterly for 185 feet to a point 152 feet south of and 113 feet east of the northwest corner of said New Sublot 1; thence on a curve to the left whose radius is 35 feet and whose central angle is $40^{\circ} 30'$ for a chord distance of 24.2 feet; thence west for 12.0 feet; thence northeasterly 25.6 feet to the point of beginning,

which easement shall not prevent a proper dedication of said tract, or any portion thereof, for a public thoroughfare.

To have and to hold the above described premises together with all tenements, hereditaments and appurtenances thereto belonging unto the grantee and to grantee's assigns forever.

And the grantor does hereby covenant with the grantee and with grantee's assigns that grantor is lawfully seised of said premises; that they are free from encumbrance; that grantor has good right and lawful authority to convey the same; and that grantor warrants and will defend the title to said premises against the lawful claims of all persons whomsoever.

Dated October 17, 1966.

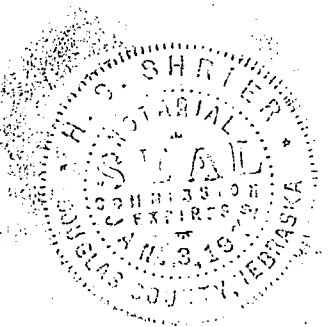

Irving Veitzer, Trustee

STATE OF NEBRASKA)
) ss
COUNTY OF DOUGLAS)

Before me, a notary public qualified for said county, personally came Irving Veitzer, Trustee, 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 as such Trustee.

Witness my hand and notarial seal on October 4, 1966.



H. S. Shrier
Notary Public

My Commission expires Jan. 3, 1972.

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Reed
RECEIVED

OCT 5 PM 3 40

RECEIVED
OFFICE OF THE
REGISTER OF DEEDS
DOUGLAS COUNTY, NEBRASKA

THE STATE OF NEBRASKA
County of Douglas
I, Ben F. Shrier, Notary Public,
do hereby certify that the foregoing instrument was acknowledged before me and filed
in the office of the Register of Deeds of Douglas County and recorded in
Book 1300 Page 587
Reed

Ben F. Shrier
Notary Public

By Ben F. Shrier
Deputy
Mail Ben F. Shrier
1010 First Ave. S.E.
OCT 5 1966
31-15-1300

31-15-13