

DEED 2017049855



JUN 27 2017 15:36 P 6

Nebr Doc Stamp Tax
06-27-2017 Date
\$ Ex005
By ER

Fee amount: 40.00
FB: 01-60000
COMP: ER

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
06/27/2017 15:36:07.00



2017049855

A

WARRANTY DEED

IRVING VEITZER, as Trustee pursuant to that certain Agreement and that certain Declaration of Trust dated December 20, 1996 for the benefit of; Irving Veitzer of Trustee of the Irving Veitzer Revocable Trust dated December 9, 1993; Norman Veitzer as Trustee for the Norman Veitzer Revocable Trust dated September 24, 1993; and Frances Blumkin as Trustee of the Frances Blumkin Amended and Restated Revocable Trust executed July 16, 1991, herein referred to as GRANTOR, in consideration of One Dollar and other good and valuable consideration received from GRANTEE, Omaha Bedding Company, a Nebraska Corporation, GRANTOR, does hereby convey to GRANTEE all of its rights, title and interests in and to that certain real property commonly known as 4019 South 60th Street, Omaha, Douglas County, Nebraska and more particularly described in Exhibit "A" (as defined in Neb. Rev. Stat. 76-201), attached hereto and incorporated herein by this reference.

GRANTOR covenants with GRANTEE that GRANTOR:

- (1) is lawfully seized of such real estate and that it is free from encumbrances, except easements, restrictions and covenants of record;
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend title to the real estate against the lawful claims of all persons.

Executed June 20, 2017

IRVING VEITZER, as Trustee for the Irving Veitzer Revocable Trust dated December 9, 1993; Norman Veitzer Revocable Trust dated September 24, 1993, and Frances Blumkin Revocable Trust dated July 16, 1991 pursuant to that certain Agreement and that certain Declaration of Trust dated December 20, 1996

BY: Irving Veitzer
Irving Veitzer as Trustee and Grantor

STATE OF NEBRASKA)
)
COUNTY OF Douglas) ss.

On this 20 day of June 2017, before me, a Notary Public, personally appeared Irving Veitzer, as Trustee for the Irving Veitzer Revocable Trust dated December 9, 1993; Norman Veitzer Revocable Trust dated September 24, 1993, and Frances Blumkin Revocable Trust dated July 16, 1991 pursuant to that certain Agreement and that certain Declaration of Trust dated December 20, 1996, the Grantor. I acknowledge the execution of this Warranty Deed by Irving Veitzer, known to me personally as the identical person whose name is affixed to the above and foregoing Warranty Deed, as Grantor to be his voluntary act and deed.

WITNESS my hand and notarial seal the day and year last above written.



Ashley Zajac
Notary Public

WHEREAS, Irving Veitzer as Trustee for the Irving Veitzer Revocable Trust dated December 9, 1993; Norman Veitzer Revocable Trust dated September 24, 1993, and Frances Blumkin Revocable Trust dated July 16, 1991 consented to appoint Irving Veitzer as Trustee for each of their respective trusts pursuant to a certain Declaration of Trust dated December 20, 1996. Pursuant to that Declaration of Trust, Irving Veitzer is vested with authority to sign this warranty Deed as Grantor on behalf of the Irving Veitzer Revocable Trust dated December 9, 1993, the Norman Veitzer Revocable Trust dated September 24, 1993, the Frances Blumkin Revocable Trust dated July 16, 1991. All Trustees aforementioned, separately and together, wish to effectuate the conveyance and transfer of real property as herein described.

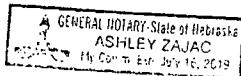
Irving Veitzer Revocable Trust, dated December 9, 1993

BY: Irving Veitzer
Irving Veitzer as Trustee and Grantor

STATE OF NEBRASKA)
)
COUNTY OF Douglas) ss.

On this 20 day of June 2017, before me, a Notary Public, in and for the State of Nebraska, personally appeared Irving Veitzer, as Trustee of the Irving Veitzer Revocable Trust dated December 9, 1993, known to me personally as the identical person whose name is affixed to the above and foregoing Warranty Deed. I acknowledge the execution of this Warranty Deed by Irving Veitzer to be his voluntary act and deed.

WITNESS my hand and notarial seal the day and year last above written.



Ashley Zajac
Notary Public

Norman Veitzer Revocable Trust, dated September 24, 1993

BY: [Signature]
Norman Veitzer as Trustee and Grantor

STATE OF NEBRASKA)
COUNTY OF Douglas) ss.

On this 26 day of June 2017, before me, a Notary Public, in and for the State of Nebraska, personally appeared Norman Veitzer, as Trustee of the Norman Veitzer Revocable Trust, dated September 24, 1993, known to me personally as the identical person whose name is affixed to the above and foregoing Warranty Deed. I acknowledge the execution of this Warranty Deed by Norman Veitzer to be his voluntary act and deed.

WITNESS my hand and notarial seal the day and year last above written.



[Signature]
Notary Public

Frances Blumkin Revocable Trust, dated July 16, 1991

BY: [Signature]
Frances Blumkin as Trustee and Grantor

STATE OF NEBRASKA)
COUNTY OF Douglas) ss.

On this 26 day of June 2017, before me, a Notary Public, in and for the State of Nebraska, personally appeared Frances Blumkin, as Trustee of the Frances Blumkin Revocable Trust, dated July 16, 1991, known to me personally as the identical person whose name is affixed to the above and foregoing Warranty Deed. I acknowledge the execution of this Warranty Deed by Frances Blumkin to be his voluntary act and deed.

WITNESS my hand and notarial seal the day and year last above written.



[Signature]
Notary Public

SW SW

Exhibit "A"

THAT PART OF NEW SUB LOT 1, OF TAX LOT 4, SECTION 31, TOWNSHIP 15 NORTH, RANGE 13, EAST OF THE 6TH P.M. IN 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 1 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 NORTH 264 FEET TO THE POINT OF BEGINNING.

Missing a direction goes back west 608'

AND

A NON-EXCLUSIVE EASEMENT FOR PURPOSES OF INGRESS AND EGRESS OVER THE FOLLOING DEXCRIBED REAL PROPERTY, TO-WIT:

THAT PART OF NEW SUBLot 1 OF TAXLot 4, SECTION 31, TOWNSHIP 15, NORTH, REANGE 13, EAST OF THE 6TH P.M. DOUGLAS COUNTY, NEBRASKA, MORE PARTICULARLY DECRIBED AND BOUNDED AS FOLLOWS: BEGINNING ET A POINT 85 FEET EAST AND 118 FEET SOUTH OF THE NORTHWEST CORNER AND SAID SUBLot 1; THENCE EAST FOR A DISTANCE OF 6.0 FEET; THENCE ON A CURVE TO THE RIGHT WHOS ERADIUS IS 60 FEET AND WHOSE CENTRAL ANGLE IS 40° 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°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 CUREVE TO THE RIGHT WHOSE RADIUS IS 75 FEET AND WHOSE CENTRAL ANGLE IS 40° 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 RAIDIUS IS 35 FEET AND WHOSE CENTRAL ANGLE IS 40° 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.

this part like 1300-587

WHICH EASEMENT SHALL NOT PREVENT A PROPER DEDICATION OF SAID TRACT, OR ANY PROTION THEREOF, FOR A PORTION THEREOF, FOR A PUBLIC THOROUGHFARE.

LESS AND EXCEPT;

(DEFINED IN NEB. REV. STAT. 76.201):

THAT PART OF NEW SUBLLOT 1 OF TAXLOT 4, IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, (SW1/SW1/4), OF SECTION 31, TOWNSHIP 15 NORTH, RANGE 13, EAST OF THE 6TH P.M., IN DOUGLAS COUNTY, NEBRASKA. MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTH LINE OF SAID NEW SUBLLOT 1, 961 FEET EAST OF THE NORTHWEST CORNER THEREOF; THENCE SOUTH 25 FEET TO THE POINT OF BEGINNING; THENCE EAST ALONG THE SOUTH LINE OF THE UNION PACIFIC RAILROAD RIGHT-OF-WAY FOR 80 FEET; THENCE SOUTH 239 FEET; THENCE WEST AND PARALLEL WITH THE NORTH LINE OF SAID NEW SUBLLOT 1 FOR A DISTANCE OF 80 FEET; THENCE NORTH 239 FEET TO THE POINT OF BEGINNING,

not part of 1st description
1884-407/1885-576 legal,
which was an exc to the whole of SL1
TL4, see binder

LESS AND EXCEPT;

THAT PART OF NEW SUBLLOT 1 OF TAXLOT 4, IN THE SOUTHWEST QUARTER (SW1/4) OF SECTION 31, TOWNSHIP 15 NORTH, RANGE 13, EAST OF THE 6TH P.M. IN DOUGLAS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID NEW SUBLLOT 1, 1041 FEET EAST AND 25 FEET SOUTH OF THE NORTHWEST CORNER OF SAID NEW SUBLLOT 1, BEING THE POINT OF BEGINNING; THENCE EAST ALONG THE NORTH LINE OF SAID SUBLLOT 1 FOR A DISTANCE OF 369 FEET; THENCE SOUTH 245 FEET; THENCE WEST AND PARALLEL WITH THE NORTH LINE OF SAID NEW SUBLLOT 1 FOR A DISTANCE OF 500 FEET; THENCE NORTH 6 FEET TO A POINT ON THE SOUTH LINE OF TWO TRACTS PREVIOUSLY CONVEYED BY GRANTOR TO GRANTEE BY WARRANTY DEED DATED NOVEMBER 4 1966 AND RECORDED IN BOOK 1300 OF DEEDS AT PAGE 587 AND BY QUITCLAIM DEED DATED OCTOBER 12, 1990, AND RECORDED IN BOOK 1885 OF DEEDS AT PAGE 576 IN THE OFFICE OF THE REGISTER OF DEEDS OF DOUGLAS COUNTY NEBRASKA; THENCE EAST 131 FEET TO THE SOUTHEAST CORNER OF THE TRACTS PREVIOUSLY CONVEYED TO GRANTEE; THENCE NORTH ALONG THE EAST LINE OF SAID TRACTS PREVIOUSLY CONVEYED TO GRANTEE, A DISTANCE OF 239 FEET TO THE POINT OF BEGINNING.

not part of 1st descr
it is descrip of 2162-457

AND

A NON-EXCLUSIVE EASEMENT FOR PURPOSE OF INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED REAL PROPERTY, TO-WIT:

THAT PART OF NEW SUBLLOT 1 OF TAXLOT 4, IN THE SOUTHWEST QUARTER (SW1/4) OF SECTION 31, TOWNSHIP 15 NORTH, RANGE 13, EAST OF THE 6TH P.M. IN DOUGLAS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AND BOUNDED AS FOLLOWS: BEGINNING AT POINT 961 FEET EAST AND 289 FEET SOUTH OF THE NORTHWEST CORNER OF SAID SUBLLOT 1, WHICH IS THE SOUTHWEST CORNER OF THE NON-EXCLUSIVE EASEMENT

PREVIOUSLY GRANTED BY GRANTOR TO GRANTEE, PURSUANT TO A DEED DATED NOVEMBER 4, 1966, AND RECORDED IN BOOK 1300 DEEDS AT PAGE 587 IN THE OFFICE OF THE REGISTER OF DEEDS OF DOUGLAS COUNTY, NEBRASKA, THENCE NORTH 19 FEET TO THE SOUTH LINE OF THE ABOVE-DESCRIBED TRACT, THENCE EAST ALONG THE SOUTH LINE OF THE ABOVE-DESCRIBED TRACT, A DISTANCE OF 249 FEET, THENCE SOUTH 25 FEET, THENCE WEST 443, THENCE NORTH 6 FEET TO THE SOUTH LINE OF THE EASEMENT PREVIOUSLY GRANTED TO GRANTEE, THENCE EAST 194 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.

SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENT, COVENANTS, OIL, GAS OR MINERAL RIGHTS OF RECORD, IF ANY.