



DEED 2017050150



JUN 28 2017 11:27 P 6

Nebr Doc Stamp Tax
06-28-2017 Date
\$ Ex005
By LC

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

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
06/28/2017 11:27:48.00



2017050150



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 4015 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 26, 2017

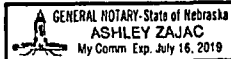
IRVING VEITZER, as Trustee for the Irving Veitzer Revocable Trust dated December 9, 1993; Norman Veitzer Revocable Trust dated September 24, 1993, and Frances Blumkin Revocable Trust dated July 16, 1991 pursuant to that certain Agreement and that certain Declaration of Trust dated December 20, 1996

BY: Irving Veitzer
Irving Veitzer as Trustee and Grantor

STATE OF NEBRASKA)
COUNTY OF Douglas) ss.

On this 26 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.

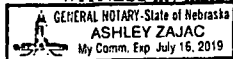
Irving Veitzer Revocable Trust, dated December 9, 1993

BY: Irving Veitzer
Irving Veitzer as Trustee and Grantor

STATE OF NEBRASKA)
COUNTY OF Douglas) ss.

On this 26 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:

Norman Veitzer
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.



Ashley Zajac
Notary Public

Frances Blumkin Revocable Trust, dated July 16, 1991

BY:

Frances Blumkin
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.



Ashley Zajac
Notary Public

SW SW

Exhibit "A"

NEW SUB LOT 1, OF TAX LOT 4, IN THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 15 NORTH, RANGE 13, EAST OF THE 6TH P.M. IN DOUGLAS COUNTY, NEBRASKA, EXCEPT THAT PART CONVEYED TO DOUGLAS COUNTY, NEBRASKA FOR ROAD PURPOSES, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 305.25 FEET, NORTH AND 33 FEET EAST OF THE SOUTH-WEST CORNER OF SECTION 31, TOWNSHIP, RANGE 13, THENCE NORTH 305.25 FEET ALONG THE EAST LINE OF THE ORIGINAL ROAD TO THE SOUTHERLY LINE OF THE UNION PACIFIC RAILROAD RIGHT-OF-WAY, THENCE EASE ALONG SAID RIGHT-OF-WAY LINE, 767 FEET, THENCE SOUTH 25 FEET, THENCE EAST ALONG SAID RIGHT-OF-WAY LINE, 1475.20 FEET, THENCE SOUTH 292.96 FEET TO A POINT 292.6 FEET NORTH OF THE SOUTHERLY LINE OF SAID SECTION 31, THENCE WEST 1475.2 FEET TO A POINT 292.79 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 31, THENCE NORTH 12.54 FEET, THENCE WEST 767 FEET TO THE PLACE OF BEGINNING, EXCEPT THAT PART CONVEYED TO DOUGLAS COUNTY, NEBRASKA FOR ROAD PURPOSES.

LESS AND EXCEPT;

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 NRTH 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 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 AN D118 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 265 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° 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° 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 PORTION THEREOF, FOR A PUBLIC THOROUGHFARE.

LESS AND EXCEPT;

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

THAT PART OF NEW SUBLOT 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 SUBLOT 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 SUBLOT 1 FOR A DISTANCE OF 80 FEET; THENCE NORTH 239 FEET TO THE POINT OF BEGINNING,

LESS AND EXCEPT;

THAT PART OF NEW SUBLOT 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 SUBLOT 1, 1041 FEET EAST AND 25 FEET SOUTH OF THE NORTHWEST CORNER OF SAID NEW SUBLOT 1, BEING THE POINT OF BEGINNING; THENCE EAST ALONG THE NORTH LINE OF SAID SUBLOT 1 FOR A DISTANCE OF 369 FEET; THENCE SOUTH 245 FEET; THENCE WEST AND PARALLEL WITH THE NORTH LINE OF SAID NEW SUBLOT 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,

AND

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

THAT PART OF NEW SUBLOT 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 SUBLOT 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 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.