



BK 2162 PG 457-458



DEED 2000 12652

Nebr Doc  
Stamp Tax

9-11-00

Date

\$EXS.86

By

RICHARD N. TAYLOR  
REGISTER OF DEEDS  
DOUGLAS COUNTY, NE

00 SEP 11 PM 4:07

RECEIVED

TRUSTEE'S DEED

Irving Veitzer, Trustee, Grantor, in consideration of One Dollar (\$1.00) and other good and valuable consideration received from Grantee, Omaha Bedding Company, Inc., a Nebraska corporation, does hereby convey to Grantee the following described real estate:

That part of New Sublot 1 of Taxlot 4, in the Southwest Quarter (SW $\frac{1}{4}$ ) 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, 1,041 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 purposes 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 (SW $\frac{1}{4}$ ) 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 a point 961 feet East and 289 feet South of the Northwest corner of said Sublot 1, which is the Southeast 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 of 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 feet, 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 easements and restrictions of record.

Grantor covenants with Grantee that Grantor has legal power and lawful authority to convey the premises, and will warrant and defend title to the real estate against any acts of the Grantor.

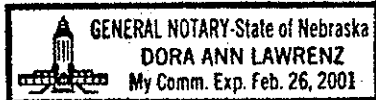
Dated at Omaha, Nebraska, this 6 day of September, 2000.

Irving Veitzer TRUSTEE  
IRVING VEITZER, Trustee

STATE OF NEBRASKA     )  
                                  ) ss.  
COUNTY OF DOUGLAS    )

Before me, the undersigned, a Notary Public in and for the aforesaid county, personally appeared the above-named Irving Veitzer, Trustee, to me personally known to be the identical person who executed the above and foregoing Deed and acknowledged the execution thereof to be his voluntary act and deed.

Witness my hand and notarial seal on this 6 day of September, 2000.



Dora Ann Lawrenz  
Notary Public

Please return to:

Yale Richards, P.C.  
MARKS CLARE & RICHARDS  
11605 Miracle Hills Drive, Suite 300  
P.O. Box 542005  
Omaha, Nebraska 68154-4487