

WARRANTY DEED.

Joseph F. Murphy, Jr., and Helen Clare Murphy, herein called the grantor whether one or more,  
 in consideration of One Dollar and other valuable consideration, received from grantee, does grant, bargain, sell, convey and confirm unto  
 Hyman Kazlowsky Sons, a Co-Partnership  
 herein called the grantee whether one or more, the following described real property in Douglas County, Nebraska:

The South 23.1 feet of the North 28.1 Feet of the East 75 Feet of Lot Two (2), Block Seventy-eight (78), in the City of South Omaha, now Omaha, as surveyed, platted and recorded, (together with an Easement for ingress and egress on the North 5 Feet of the West 5 Feet of the East 75 Feet of Lot Two (2), and over the South 8 Feet of the West 47.3 Feet of Lot One (1), and the North 5 Feet of the West 75 Feet of Lot Two (2), in Block Seventy-eight (78), Original City of South Omaha; and together with an Easement across the roof of the property described as: The South Fourteen and Seven-Tenths Feet (S.14.7 Ft.) of Lot One (1), Block Seventy-Eight (78), Original City of South Omaha, now Omaha, Douglas County, Nebraska, except the North Six and Seven-Tenths Feet of the West Forty-Seven and Three-Tenths Feet (Ex. N. 6.7 Ft of W.47.3 Ft.) of said South Fourteen and Seven-Tenths Ft. (S.14.7 Ft.) of said Lot One (1); and the North Five Feet (N.5Ft.) of Lot Two (2), Block Seventy-Eight (78), Original City of South Omaha, now Omaha, as surveyed, platted and recorded)

To have and to hold the above described premises together with all tenements, hereditaments and appurtenances thereto belonging unto the grantee and to grantees ~~heirs~~ successors and assigns forever.

And the grantor does hereby covenant with the grantee and with grantee's successors and assigns that grantor is lawfully seized of said premises; that they are free from encumbrance

Except Party Wall Agreements and Lease.

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 December 2<sup>nd</sup>, 1975.

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 NEBRASKA DOCUMENTARY  
 STAMP TAX  
 DEC 3 1975  
 \$1045 BY Mr

Joseph F. Murphy Jr  
 Helen Clare Murphy

STATE OF NEBRASKA, County of Douglas:

Before me, a notary public qualified for said county, personally came Joseph F. Murphy, Jr., and Helen Clare Murphy, husband and wife, known to me to be the identical persons who signed the foregoing instrument and acknowledged the execution thereof to be their voluntary act and deed.

Witness my hand and notarial seal on December 2<sup>nd</sup>, 1975.

Arthur J. Whalen Notary Public.  
 My commission expires \_\_\_\_\_, 19\_\_\_\_.

ARTHUR J. WHALEN  
 GENERAL NOTARY  
 State of Nebraska  
 MY COMMISSION EXPIRES  
 November 3, 1977

ENTERED IN NUMERICAL INDEX AND RECORDED IN THE REGISTER OF DEEDS OFFICE IN DOUGLAS COUNTY, NEBRASKA  
 DAY OF Dec 1975 AT 1:57 P.M. C. HAROLD OSTLER, REGISTER OF DEEDS

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