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Return to: GARY D. BAXTER
4649 NORTH 81 ST.
OMAHA, NE.
68134



WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT I or WE, Russell W. Martig, Trustee of the Russell W. Martig Trust of 1992, Russell W. Martig and Marian Martig, Husband and Wife and John H. Martig, Jr. and JoAnne Martig, Husband and Wife and Elizabeth Elaine Robertson, a single individual, herein called the grantor whether one or more, in consideration of One Dollar and other valuable consideration received from grantee, do hereby grant, bargain, sell, convey and confirm unto Gary D. Baxter and Vicki S. Baxter, Tenants in Common, herein called the grantee whether one or more, the following described real property in Douglas County, Nebraska:

SEE EXHIBIT A

NEBR DOG STAMP
5-2-94
\$157.50 BY MU

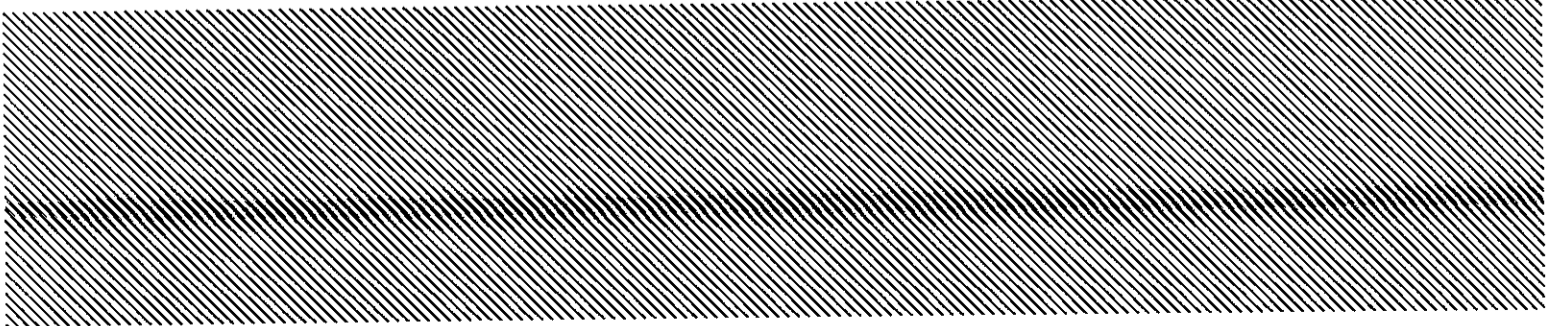
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F FEE/USD R/L40-1 FB 02880
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RECEIVED
MAY 2 1 52 PM '94
GEORGE J. DUBLEWICZ
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

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 heirs and assigns forever.
And the grantor does hereby covenant with the grantee and with grantee's heirs and assigns that grantor is lawfully seized of said premises; that they are free from encumbrance except covenants, easements and restrictions of record; all regular taxes and special assessments, except those levied or assessed subsequent to date hereof; 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.

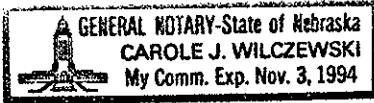
Dated: April 22, 1994

Russell W. Martig
Russell W. Martig, Trustee of the Russell W. Martig Trust of 1992
Russell W. Martig
Russell W. Martig
Marian Martig
Marian Martig
John H. Martig, Jr.
John H. Martig, Jr.
JoAnne Martig
JoAnne Martig
Elizabeth Elaine Robertson
Elizabeth Elaine Robertson



STATE OF Nebraska
COUNTY OF Douglas

The foregoing instrument was acknowledged before me this 22nd day of April, 1994 by Russell W. Martig, Trustee of the Russell W. Martig Trust of 1992.

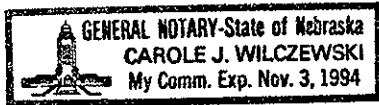


Carole J. Wilczewski
Notary Public

My Commission Expires: Nov. 3, 1994

STATE OF Nebraska
COUNTY OF Douglas

The foregoing instrument was acknowledged before me this 22nd day of April, 1994 by Russell W. Martig and Marian Martig, husband and wife.

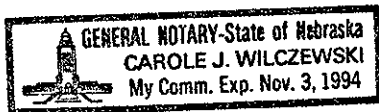


Carole J. Wilczewski
Notary Public

My Commission Expires: Nov. 3, 1994

STATE OF Nebraska
COUNTY OF Douglas

The foregoing instrument was acknowledged before me this 22nd day of April, 1994 by John H. Martig, Jr and JoAnne Martig, husband and wife.

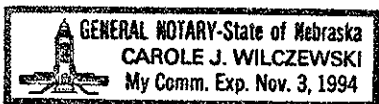


Carole J. Wilczewski
Notary Public

My Commission Expires: Nov. 3, 1994

STATE OF Nebraska
COUNTY OF Douglas

The foregoing instrument was acknowledged before me this 22nd day of April, 1994 by Elizabeth Elaine Robertson, a single individual.



Carole J. Wilczewski
Notary Public

My Commission Expires: Nov. 3, 1994

EXHIBIT "A"

LEGAL DESCRIPTION

That part of Lots 1, 2, and 3, Block 9, BENSON, now a part of the City of Omaha, as surveyed, platted and recorded, bounded and described as follows: To-wit: Beginning at the Northeast corner of said Lot 1, thence South along the East line of said Lot 1, 65.34 feet, thence West on a line 65.34 feet South of and parallel to the North line of said Lots 1 and 2, 89.48 feet ; thence North on a line 89.48 feet West of and parallel to the East line of said Lot 1, 18 feet; thence West on a line 47.34 feet South and parallel to the North line of said Lots 2 and 3, 60.52 feet to the West line of said Lot 3; thence North along the West line of said Lot 3, 47.34 feet to the Northwest corner of said Lot 3, thence East 150 feet to the place of beginning, Douglas County, Nebraska.