

WARRANTY DEED

c/o Richard Ferguson M.D.
 11970 57th St
 68134

CORNHUSKER MOTOR CLUB, INC., a Nebraska not-for-profit corporation, a/k/a CORNHUSKER MOTOR CLUB, a Nebraska corporation, GRANTOR, in consideration of TEN THOUSAND AND NO/100 DOLLARS (\$10,000.00) conveys to GRANTEE DUNDEE PROFESSIONAL BUILDING, a Nebraska General Partnership, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The West 21.0 Feet of the North 96.5 Feet of Lot 9, Block 95, Dundee Place, as surveyed, platted and recorded in Douglas County, Nebraska, together with a permanent, non-exclusive easement in favor of the GRANTEE and its successors, assigns, personal representatives, tenants, licensees, and invitees over and upon the following described real estate for the purpose of unimpeded access, ingress and egress to and from the property conveyed hereby and Capitol Avenue and Dodge Street:

All of Lots 6, 7, 8, 9, 16, 17, 18, 19 and Lot 15, except the West 20 ft. of Lot 15, all of Block 95, Dundee Place, an Addition to the City of Omaha, Douglas County, Nebraska.

GRANTOR covenants with GRANTEE that GRANTOR:

- (1) is lawfully seized of the real estate conveyed hereby and that such property is free from encumbrances except the state of facts an accurate survey would reflect, and easements, restrictions, reservations and covenants of record and the lien of current real estate taxes which have been apportioned;
- (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 and all persons.

Executed and dated as of the 18th day of December, 1981.

NEBRASKA DOCUMENTARY
STAMP TAX

JAN 5 1982

\$ 11⁰⁰ BY M M

CORNHUSKER MOTOR CLUB, INC., a Nebraska not-for-profit corporation, a/k/a CORNHUSKER MOTOR CLUB, a Nebraska corporation

By: A. W. Quambusch
A. W. Quambusch, President

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me on December 18, 1981, by A. W. Quambusch, President of Cornhusker Motor Club, Inc., a Nebraska not-for-profit corporation, a/k/a Cornhusker Motor Club, a Nebraska corporation.

GENERAL NOTARY - State of Nebraska
BARBARA J. HUGHES
My Comm. Exp. Nov. 11, 1984

Barbara J. Hughes
Notary Public

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 J. Ferguson

RECEIVED
1982 JAN -5 PM 2:54
S. HARBING NOTARY
REGISTER OF DEEDS
DOUGLAS COUNTY, NEBR.

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