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RICHARD H. TAKECHI
REGISTERED DEEDS
DOUGLAS COUNTY, NE

WARRANTY DEED

Michael L. Sherman and Ellen S. Sherman, husband and wife, GRANTOR, in consideration of the sum of TEN DOLLARS received from Grantee, Joan F. McManus, conveys to GRANTEE, the following-described real estate:

Lot Eight (8), Block Thirteen (13), in Rockbrook Heights, an addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska

GRANTOR covenants jointly and severally with GRANTEE that GRANTOR:

- (1) is lawfully seised of such real estate and that it is free from encumbrances subject to easements, covenants and restrictions 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 this 14 day of December, 1997.

[Signature]
Michael L. Sherman

[Signature]
Ellen S. Sherman

STATE OF FLORIDA)
) ss.
COUNTY OF CHARLOTTE)

Before me, the undersigned, a notary public, personally came Michael L. Sherman and Ellen S. Sherman, to me personally known to be the persons who executed the above document, and they acknowledge the execution thereof to be their voluntary act and deed.

WITNESS my hand and notarial seal the day and year last above written.



[Signature]
Notary Public
My Commission Expires: 1/12/98

Myron J. Kaplan
11605 Miracle Hills Dr., No. 300
Omaha, NE 68134

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EKP 13A-451 C/O Y COMP VP
DFL SCAN DN FV

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Joan McManus
3195 S. 107 Ave #2
Omaha, NE 68124

