

BOOK 1535 PAGE 670

37-391

105-A—Corporation Warranty Deed (Revised 1961)

The Huffman General Supply House, Lincoln, Nebr.

KNOW ALL MEN BY THESE PRESENTS, That SWANSON PETROLEUM CORPORATION,

a corporation organized and existing under and by virtue of the laws of the State of Nebraska

in consideration of Ten Dollars (\$10.00) and other valuable consideration

received from grantees, does grant, bargain, sell convey and confirm unto

VERN G. KESSLER and JENENE M. KESSLER, Husband and Wife,

herein called the grantee whether one or more, the following described real property in

Douglas County, Nebraska :

Lot Eighteen (18) in O'Brien's Addition, an Addition to the City of Omaha, as surveyed, platted and recorded.

Grantor retains a right of first refusal to purchase this property for a period of ten (10) years from and after the date hereof as set forth in a certain "Agreement" between the parties bearing even date.

Grantor hereby reserves the right to receive and Grantee, his heirs and assigns agree to pay to Grantor the sum of \$.025 per gallon for each gallon of automotive fuel sold from or on the above described premises for a term of ten (10) years, beginning with the date hereof.

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 for itself and its successors does hereby covenant with the grantee and with grantee's heirs and assigns that grantor is lawfully seised of said premises; that they are free from encumbrance except those of record;

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 whosoever.

In witness whereof, grantor has hereunto caused its corporate seal to be affixed and these presents signed by its President.

Dated December 31, 1975.

SWANSON PETROLEUM CORPORATION,

By William R. Alford President

STATE OF NEBRASKA, County of DOUGLAS :

Before me, a notary public qualified in said county, personally came WILLIAM R. ALFORD,

President of

SWANSON PETROLEUM CORPORATION

, a corporation known to me to be the President and identical person who signed the foregoing instrument, and acknowledged the execution thereof to be his voluntary act and deed as such officer and the voluntary act and deed of said corporation and that its corporate seal was thereto affixed by its authority.

Witness my hand and notarial seal on December 31, 1975.



MICHAEL DALE JONES
General Notary - State of Nebr.
My Commission Expires
September 1, 1977

Michael Dale Jones Notary Public.
My commission expires Sept. 1, 1977.

STATE OF NEBRASKA ENTERED IN NUMERICAL INDEX AND RECORDED IN THE REGISTER OF DEEDS OFFICE IN DOUGLAS COUNTY, NEBRASKA

County of DOUGLAS DAY OF January 1976 AT 2:47 P.M. C. HAROLD OSTLER, REGISTER OF DEEDS

Entered for record in the Register of Deeds Office of said County the day of January 1976, at o'clock and minutes M., and recorded in Book JAN 9-1976 of at page

\$33.55 BY DM

C. Harold Ostler
Reg. of Deeds
By Deputy