

OOK

609

SHERIFF'S DEED RECORD No. 609

595

SHERIFF'S DEED

SHERIFF'S DEED UNDER ORDER OF SALE

Sheriff of Lancaster County

TO

Lincoln Home Builders, Inc., a corporation.

Filed for Record August 19,

A. D. 1969, at 4 o'clock and 15

minutes P.M.

Kenneth L. Ferguson

Register of Deeds.

By Deputy.

Fee, \$ 3.25

Know All Men by These Presents:

Docket 250 Page 104

That whereas, in an action in the District Court of the Third Judicial District of Nebraska, within and for Lancaster County, wherein

The Commonwealth Company, A Corporation,

is Indian Village, Inc., et al, Plaintiff, and

are Defendant s, it was by said Court at the January Term thereof, A. D. 1968, to-wit, on the 29th day of March A. D. 1968 considered, adjudged, and decreed that in default of the payment to the Clerk of the District Court of the costs of said action, and to Plaintiff, the sum of \$50,678.56 with interest thereon at the rate of 9% per annum, as per decree.

that the equity of redemption of each and all of said defendants in and to the lands and tenements hereinafter described be foreclosed and forever barred, and that the Sheriff of said Lancaster County should cause the lands and tenements hereinafter described to be advertised, and sold according to law; and whereas the said Defendant s...having made default therein, Merle C. Karnopp, Sheriff as aforesaid, under and by virtue of the order of the Court to him duly directed, did on the 12th day of August A. D. 1969, at the east door of the Court House, in the City of Lincoln, in said County of Lancaster, and having given due and legal notice of the time and place of said sale, for not less than thirty days prior thereto, in the Daily Reporter, a legal newspaper printed and in general circulation in said County of Lancaster, sell the said premises at public auction to Cross-Petitioner, Peterson Construction Company,

for the sum of Sixty-one thousand seven hundred six and no/100 (\$61,706.00) DOLLARS which sale was afterwards, at the January Term of said Court, A. D. 1969 examined, and confirmed, and the said Merle C. Karnopp, as such Sheriff of said Lancaster County, was ordered to convey the said premises in fee simple to the said Lincoln Home Builders, Inc., a corporation, assignee of purchaser,

NOW, THEREFORE, I, the said Merle C. Karnopp, Sheriff of Lancaster County, Nebraska, in pursuance of the order of said Court, as aforesaid, in consideration of the premises, and by virtue of the powers vested in me by law, do hereby give, grant, and convey to the said Lincoln Home Builders, Inc., a corporation,

and assigns, the premises so as aforesaid sold, to-wit: Lot Forty-six (46), of Irregular Tracts, except the South 30 feet thereof, in the Northeast Quarter (NE 1/4) of Section 2, Township 9 North, Range 6 East of the 6th P. M., and Lots One (1) to Five (5) inclusive in Block Two (2), Lots One (1) to Four (4) inclusive and Lot Five (5) except the South 5 feet thereof, in Block Three (3), together with vacated Cave Street lying between Lot 5 in Block 2 and Lot 1 in Block 3 of W.H. Green's Subdivision, all in the City of Lincoln, Lancaster County, Nebraska,

with the appurtenances thereunto belonging TO HAVE AND TO HOLD the same to the said Lincoln Home Builders, Inc., a corporation,

and assigns, and to them and their use and behoof forever. IN TESTIMONY WHEREOF, I have as such Sheriff of Lancaster County, Nebraska, hereunto set my hand, this 19th day of August A. D. 1969

EXECUTED AND DELIVERED IN PRESENCE OF

J. LeRoy Oakeson

Merle C. Karnopp

Sheriff of Lancaster County.

THE STATE OF NEBRASKA, } ss. LANCASTER COUNTY,

On this 19th day of August A. D. 1969 before me, Clerk of the District Court within and for said County, personally appeared Merle C. Karnopp, Sheriff of said County, to me well known to be the identical person described in, and who executed the foregoing instrument of conveyance and who acknowledged said instrument to be his voluntary act and deed as said Sheriff, for the uses and purposes herein mentioned.

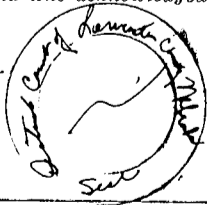
IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my Official Seal this 19th day of August A. D. 1969

Otis E. Nelson

Clerk of the District Court.

By J. LeRoy Oakeson

Deputy.



GE 5950

4 3 2 1 0

KNOW ALL MEN BY THESE PRESENTS, That

Lincoln Home Builders, Inc., a Nebraska corporation,
a corporation organized and existing under and by virtue of the laws of the State of Nebraska,
in consideration of Six Hundred Ninety-Eight and No/100 Dollars (\$698.00)
received from grantees, does grant, bargain, sell convey and confirm unto

City of Lincoln, Nebraska, a municipal corporation,
herein called the grantee whether one or more, the following described real property in

**NEBRASKA DOCUMENTARY
STAMP TAX**
MAR 26 1979
Ervin E. Peterson BY *EF*

Lancaster County, Nebraska

All that portion of Lot Five (5), Block Three (3), W. H. Green's Subdivision, City of Lincoln, Lancaster County, Nebraska, more particularly described as follows: Commencing at the northeast corner of said Lot 5; thence south along said east line a distance of 3.0 feet to the point of curvature of a circular curve whose central angle is 04 degrees 54 minutes 01 seconds and whose radius is 349.79 feet; thence continuing along said circular curve, bearing to the right, an arc distance of 29.92 feet to the point of compound curvature of a circular curve whose central angle is 85 degrees 05 minutes 59 seconds and whose radius is 22.0 feet; thence continuing along the last described circular curve, bearing to the right, an arc distance of 32.68 feet to a point on a line which is 5.0 feet north of and parallel to the south line of said Lot 5, said line also being the north right-of-way line of Arapahoe Street; thence left 180 degrees from the final tangent of the last described circular curve a distance of 23.2 feet to a point on the east line of said Lot 5, said point lying 5.0 feet north of the southeast corner of said Lot 5; thence north along said east line a distance of 50.0 feet to the point of beginning, containing an area of 174.28 square feet, more or less.

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 encumbrances, except easements and restrictions of records;

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 *Feb. 26* 1979

Lincoln Home Builders, Inc.,
a Nebraska corporation

By *Ervin E. Peterson* President
Ervin E. Peterson

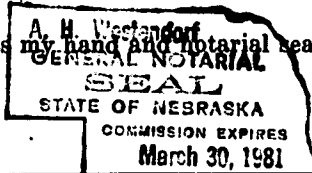
STATE OF Nebraska, County of Lancaster

Before me, a notary public qualified in said county, personally came

Ervin E. Peterson, President of

Lincoln Home Builders, Inc., a Nebraska 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 *February 26*, 1979...



A. H. Westendorf Notary Public.
My commission expires *March 30*, 1981.

STATE OF
County

Entered on numerical index and
day of
and recorded in Book

MICRO-FILED
GENERAL

18-422

LANCASTER COUNTY NEBR
Kenneth L. Ferguson
REGISTER OF DEEDS

1979 MAR 26 PM 3:31

ENTERED ON
NUMERICAL INDEX
FILED FOR RECORD AS:

INST. NO. 79- 6873

ice of said County the
minutes M.,

\$3.25
Reg. of Deeds
Deputy

City Clerk

CORPORATION WARRANTY DEED

Lincoln Home Builders, Inc., a Corporation organized and existing under the laws of The State of Nebraska GRANTOR, in consideration of

One Dollar (\$1.00) and other good and valuable consideration received from GRANTEE, Herb J. Wittmann, an undivided 88% interest and Theresa F. Wittmann, an undivided 12% interest as tenants in common

conveys to GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Irregular Tract 73, in the Northeast Quarter (NE 1/4) of Section Two (2), Township Nine (9) North, Range Six (6), East of the 6th P.M., Lincoln, Lancaster County, Nebraska

and

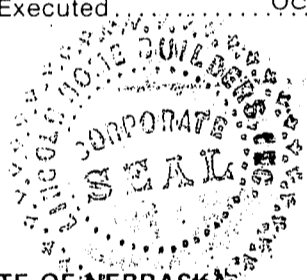
Lots 1 through 5 inclusive, Block 2, Lots 1 through 4 inclusive, Block 3 and Lot 5, Block 3 except the South 5 feet thereof, together with vacated Cave Street lying between Lot 5, Block 2 and Lot 1, Block 3, and except that portion conveyed to the City of Lincoln in a Deed dated the 26th day of February, 1979, all in W. H. Green Subdivision of Lots 37 and 45 in the Northeast Quarter of Section 2, Township 9 North, Range 6, East of the 6th P.M., Lincoln, Lancaster County, Nebraska

GRANTOR covenants ~~jointly and severally to more than one~~ with GRANTEE that GRANTOR:

- (1) is lawfully seized of such real estate and that it is free from encumbrances except easements 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.

NEBRASKA DOCUMENTARY STAMP TAX
OCT 20 1982
\$1012.00 BY 60

Executed October 19 82

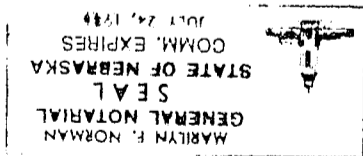


LINCOLN HOME BUILDERS, INC.
A Nebraska Corporation
Grantor

By Ervin E. Peterson, President

STATE OF NEBRASKA)
) SS.
COUNTY OF LANCASTER)

The foregoing instrument was acknowledged before me on October 19 82 by Ervin E. Peterson President of Lincoln Home Builders, Inc. a Nebraska Corporation, on behalf of the Corporation.



Marilyn F. Norman
Notary Public
My commission expires July 24, 1986

STATE OF NEBRASKA
INDEXED
MICROFILMED
GENERAL
recorded in De

18 421
422
IT
6-358X

RECORDED
1982 OCT 23 PM 3:00

INST. NO. 02-16378

19... at ... o'clock ... M. and
County or Deputy County Clerk
Register or Deputy Register of Deeds

\$3.25

Herb Wittmann

WARRANTY DEED

Herb J. Wittmann and Theresa F. Wittmann, husband and wife, GRANTOR, in consideration of One Dollar (\$1.00) and other good and valuable consideration, received from GRANTEE, Herb J. Wittmann

conveys to GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

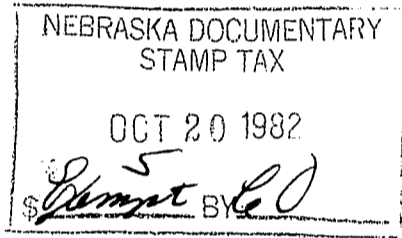
Irregular Tract 73, in the Northeast Quarter (NE 1/4) of Section Two (2), Township Nine (9) North, Range Six (6), East of the 6th P.M., Lincoln, Lancaster County, Nebraska

and

Lots 1 through 5 inclusive, Block 2, Lots 1 through 4 inclusive, Block 3 and Lot 5, Block 3 except the South 5 feet thereof, together with vacated Cave Street lying between Lot 5, Block 2 and Lot 1, Block 3, and except that portion conveyed to the City of Lincoln in a Deed dated the 26th day of February, 1979, all in W. H. Green Subdivision of Lots 37 and 45 in the Northeast Quarter of Section 2, Township 9 North, Range 6, East of the 6th P.M., Lincoln, Lancaster County, Nebraska

GRANTOR covenants (jointly and severally, if more than one) with GRANTEE that GRANTOR:

- (1) is lawfully seised of such real estate and that it is free from encumbrances except easements 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.



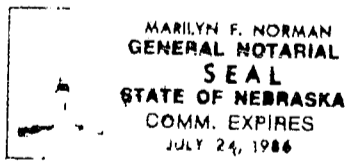
Executed October 15, 1982

Handwritten signature of Herb J. Wittmann

Handwritten signature of Theresa F. Wittmann

STATE OF NEBRASKA)
COUNTY OF LANCASTER) SS.

The foregoing instrument was acknowledged before me on October 15, 1982 by Herb J. Wittmann and Theresa F. Wittmann, husband and wife.



Handwritten signature of Marilyn F. Norman, Notary Public, My commission expires July 24, 1986

STATE OF NEBRASKA, County of Lancaster

Filed for record and entered in Number ... o'clock ... M ...
recorded in Deed Record ... Page ...

INDEXED MICRO-FILED GENERAL

Handwritten notes: 18-421, 422, 6-358, ITX

1982 OCT 20 PM 3:00

INST. NO. 82- 16379

Clerk or of Deeds

WARRANTY DEED

PAGE 1 of 1 PAGE

Handwritten notes: 68506, Herb Wittman, 3501 Van Dorn

WARRANTY DEED

Herbert J. Wittmann and Theresa F. Wittmann, husband and wife,

GRANTOR, in consideration of

One Dollar and other good and valuable consideration DOLLARS received from GRANTEE:

Indian Village Shopping Center, Inc., a Nebraska Corporation,

conveys to GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Irregular Tract 73, in the Northeast 1/4 of Section 2, Township 9 North, Range 6 East of the 6th P.M., Lincoln, Lancaster County, Nebraska,

and

Lots 1, 2, 3, 4 and 5 of Blocks 2 and 3, inclusive, (except for the South 5 feet of L5 B3), and except that portion conveyed to the City of Lincoln in a Deed dated the 26th day of February, 1979, all in W. H. Green's Subdivision of Lots 37 and 45 in the Northeast 1/4 of Section 2, Township 9 North, Range 6 East of the 6th P.M., Lincoln, Lancaster County, Nebraska, together with vacated Cave Street.

NEBRASKA DOCUMENTARY STAMP TAX DEC 30 1983 Grant BY

GRANTOR covenants (jointly and severally, if more than one) with GRANTEE that GRANTOR:

- (1) is lawfully seized of such real estate and that it is free from encumbrances subject to easements 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 December 29, 1983

Herbert J. Wittmann, a/k/a Herb J. Wittmann

Theresa F. Wittmann

STATE OF NEBRASKA)
) SS.
COUNTY OF LANCASTER

The foregoing instrument was acknowledged before me on December 29, 1983 by Herbert J. Wittmann and Theresa F. Wittmann, husband and wife.

GENERAL NOTARY - State of Nebraska EDWIN C. PERRY My Comm. Exp. Aug. 22, 1987

Notary Public My commission expires 8/22/87

STATE OF NEBRASKA, County of

LANCASTER COUNTY NEBR.

Filed for record and entered in Numerical Index on recorded in Deed Record Page

Don Jelts REGISTER OF DEEDS

6-358 I.T. INDEXED MICRO-FILED GENERAL 18-421 -422

1983 DEC 30 PM 4:16

FILED BY NUMERICAL INDEX FILED FOR RECORD AS: INST. NO. 83-27728

Barry Perry

LANCASTER COUNTY, NE.

NOTARY PUBLIC

Nov 5 4 12 PM '97

INST. NO 97

046707

#1050

BLOCK
 CODE IT
 GREENS
 CHECKED
 ENTERED
 EDITED

CORPORATE SURVIVORSHIP WARRANTY DEED

a married person

KNOW ALL MEN BY THESE PRESENTS That Indian Village Shopping Center, Inc., a Corporation in consideration of One Dollar and other valuable consideration received from grantee, does grant, bargain, sell, convey and confirm unto Jeffrey J. Fredrick ~~with his then wife, Deborah Fredrick, as joint tenants with right of survivorship, and to their children, as tenants in common;~~ the following described real property in Lancaster County, Nebraska

Irregular Tract 73, in the Northeast 1/4 of Section 2, Township 9 North, Range 6 East of the 6th P.M., Lincoln, Lancaster County, Nebraska; and

Lots 1, 2, 3, 4 and 5 of Blocks 2 and 3, inclusive, except for the South 5 feet of Lot 5, Block 3, and except that portion conveyed to the City of Lincoln in a Deed dated the 26th day of February, 1979, all in W. H. Green's Subdivision of Lots 37 and 45 in the Northeast 1/4 of Section 2, Township 9 North, Range 6 East of the 6th P.M., Lincoln, Lancaster County, Nebraska, together with vacated Cave Street.

NEBRASKA DOCUMENTARY
 STAMP TAX

NOV 05 1997

\$ 2,450⁰⁰ BY ce


PO Box 80612 (01)

To have and to hold the above described premises together with all tenements, hereditaments and appurtenances thereto belonging unto the grantees and to their assigns, or to the heirs and assigns of the survivor of them forever. And the grantor does hereby covenant with the grantees and with their assigns and with the heirs and assigns of the survivor of them 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.

It is the intention of all parties hereto that in the event of the death of either of the grantees, the entire fee simple to the real estate shall vest in the surviving grantee.

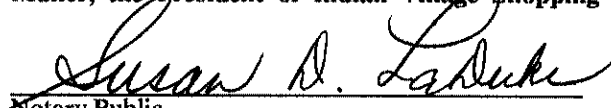
In witness whereof, grantor has hereunto caused its corporate seal to be affixed and these presents signed by its President.

Dated: 5 Nov, 97

Indian Village Shopping Center, Inc.,
 a Nebraska corporation

 by: Robert Muller, President

STATE OF NEBRASKA
 COUNTY OF LANCASTER

The foregoing instrument was acknowledged before me this 5 day of Nov., 1997 by Robert Muller, the President of Indian Village Shopping Center, Inc., a Nebraska Corporation, on behalf of the corporation.


 Notary Public

GENERAL NOTARY - State of Nebraska
 SUSAN D. LaDUKE
 My Comm. Exp. Nov. 6, 1999

✓ CAP

Inst # 2015008246 Thu Mar 05 13:30:08 CST 2015

Filing Fee: \$10.00
Lancaster County, NE Assessor/Register of Deeds
Notarial Office AFF
Pages 1



AFFIDAVIT REGARDING DECREE

Return to: Lincoln Title
3910 South Street, Suite B
Lincoln, NE 68506

Gary Oldham, being duly sworn, deposes and says:

- 1. That the undersigned is a title searcher for Lincoln Title.
- 2. That Lincoln Title has conducted a title search of real properties legally described as follows:

Lots 1 and 2, Block 1, York's Subdivision, Lincoln, Lancaster County, Nebraska

Lot 73, Irregular Tract located in the Northeast Quarter of Section 2, Township 9 North, Range 6 East of the 6th P.M., Lancaster County, Nebraska and Lots 1, 2, 3, 4 and 5 of Blocks 2 and 3, inclusive, except for the South 5 feet of Lot 5, Block 3, and except that portion conveyed to the City of Lincoln in a Deed dated the 26th day for February 1979 all in W. H. Green's Subdivision of Lots 37 and 45 in the Northeast Quarter of Section 2, Township 9 North, Range 6 East of the 6th P.M., Lincoln, Lancaster County, Nebraska, together with vacated Cave Street

- 3. That as part of such title search the undersigned has reviewed the final decree in the matter of Linda D Fredrick aka L. Denise Fredrick, Plaintiff, vs. Jeffrey J Fredrick, Defendant, Case Number CI08-2745 in the Lancaster County District Court ("Case").
- 4. That the undersigned hereby states that Decree issued in the above referenced Case awarded ownership of the Property to Jeffrey J Fredrick.

FURTHER YOUR AFFIANT SAIETH NOT.

Gary Oldham

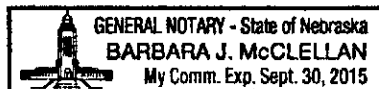
Gary Oldham

STATE OF NEBRASKA)) ss.
COUNTY OF LANCASTER)

This instrument was acknowledged before me this 16th day of February, 2015, by Gary Oldham.

Barbara J. McClellan

Notary Public



YORKS

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Change BID LT