

DEED RECORD No. 420

3. Special From To

James Nickerson & wf.

Chicago, Burlington & Quincy R. R. Co.

Know All Men by These Presents: That We, James Nickerson and Caroline Nickerson, husband and wife, of Douglas County, Nebraska,

in consideration of Twenty-five and No/100 (\$25.00) DOLLARS; in hand paid, do hereby grant, bargain, sell, convey and confirm unto Chicago, Burlington & Quincy Railroad Company,

the following described real estate, situate in the County of Douglas, and State of Nebraska, to wit:

Lot Five (5), in Block Two Hundred and Forty-one (241), in the City of Omaha, as surveyed and lithographed,

together with all the tenements, hereditaments, and appurtenances to the same belonging, and all the estate, title, dower, right of homestead, claim or demand whatsoever of the said James Nickerson and Caroline Nickerson, his wife, or either of them of, in or to the same, or any part thereof;

To Have and to Hold the above described premises, with the appurtenances, unto the said Chicago, Burlington & Quincy Railroad Company and to its successors heirs and assigns forever; and we the said James Nickerson and Caroline Nickerson for ourselves and our heirs, executors and administrators, do covenant with the said Chicago, Burlington & Quincy Railroad Company and with its successors heirs and assigns, that we are lawfully seized of said premises, that they are free from incumbrance that we have good right and lawful authority to sell the same and that we will and our heirs, executors, and administrators shall warrant and defend the same unto the said Chicago, Burlington & Quincy Railroad Company and its successors heirs and assigns forever, against the lawful claims of all persons whomsoever claiming by, through or under us, and against no other claims or demands,

In Witness Whereof, We have hereunto set our hands this 13th day of March, A. D., 1918.

In Presence of W. A. Reichenberg.

James Nickerson. Caroline Nickerson.

STATE OF NEBRASKA, } ss. County of Douglas,

On this 13th day of March, A. D., 1918, before me, a Notary Public in and for said County, personally came the above named James Nickerson and Caroline Nickerson, his wife

who are personally known to me to be the identical persons whose names are affixed to the above instrument as grantors, and they said instrument to be their voluntary act and deed. acknowledged



WITNESS my hand and Notarial Seal the date last aforesaid. W. A. Reichenberg, Notary Public. My commission expires on the 25 day of May, A. D., 1922.

Entered on Numerical Index and recorded March 13th A. D., 1918, at 11.10 o'clock, A.M. Compared by Harry Pearce. Register of Deeds.