

DEED RECORD NO. 577

40. Special

FROM

TO

James A. Nickerson & Wf.

Chicago, Burlington & Quincy R.R. Co.

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

In consideration of Seven Hundred and Fifty (\$750.00) 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:

A parcel of ground as follows:

Commencing at the South East corner of Lot Eight (8), in Block Two Hundred and Forty-two (242), in the City of Omaha, as surveyed and lithographed running thence due East Two Hundred and Thirty-two (232) feet to the South East corner of Lot Seven (7), in Block Two Hundred and Forty-one (241), in the City of Omaha, thence South One Hundred (100) feet, thence West One Hundred and Thirty-two (132) feet, thence South Sixty-six (66) feet, thence West One Hundred (100) feet, thence North One Hundred and Sixty-six (166) feet to place of beginning, being a part of Second Street and Pierce Street, all in the City of Omaha.

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 A. Nickerson and Caroline Nickerson, his wife or either or 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 A. Nickerson and Caroline Nickerson for ourselves, and our heirs, executors and

administrators, do covenant with the said Chicago, Burlington & Quincy Railroad Company successors and with its / heirs and assigns, that we are lawfully seized of said premises, that they are free from incumbrance

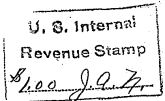
that we have good right and lawful authority to sell the same and that we will and our heirs, executors, and administrators shall warrant and defend the same unto the said Chicago, Burlington & Quincy Railroad Company,

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 31st day of January, A. D. 1918.

In Presence of

W. A. Reichenberg



James A. Nickerson

Caroline Nickerson

STATE OF NEBRASKA, } ss. County of Douglas

On this 31st day of January A. D. 1918,

before me, a Notary Public in and for said County, personally came the above named James A. 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 acknowledged said instrument to be their voluntary act and deed.

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 in Numerical index and recorded June 27th A. D. 1930, at 2:20 o'clock, P. M.

Compared by R&G Harry Pearce, Register of Deeds.