

KNOW ALL MEN BY THESE PRESENTS, That THE BRANDEIS INVESTMENT COMPANY,

a corporation

organized and existing under and by virtue of the laws of the State of Nebraska, for

and in consideration of the sum of ONE DOLLAR and other valuable consideration Dollars

in hand paid does hereby grant, bargain, sell and convey unto ANDREW C. NELSEN and

THE NELSEN FOUNDATION, as Tenants in Common,

grantee(s) the following described real estate, situated in the County of

Douglas and State of Nebraska, to-wit:

PARCEL A: Lot 4 and the West 33 ft. of Lot 3, Block 124, Original City of Omaha, as surveyed, platted and lithographed, more particularly described and bounded as follows: Beginning at the S.W. corner of said Lot 4, thence North 0°-00' East along the West line of said Lot 4, being the East line of 10th Street, for 132 ft.; thence South 89°-55' East along the North lines of said Lots 3 and 4, being the South line of Douglas Street, for 99 ft.; thence South 0°-04' West along the East line of the West 33 ft. of said Lot 3, for 132 ft.; thence North 89°-55' West along the South lines of said Lots 3 and 4, said line being the North line of the alley in Block 124, for 99 ft. to the point of beginning. Containing 13068 square feet more or less.

PARCEL B: Lots 5 and 6, Block 124, Original City of Omaha, as surveyed, platted and lithographed, more particularly described and bounded as follows: Beginning at the Southwest Corner of said Lot 5; thence North 0°-00' East along the West line of said Lot 5, being the East line of 10th Street, for 132 ft.; thence South 89°-48' East along the North lines of said Lots 5 and 6, being the South line of the alley, for 132 ft.; thence South 0°-04' West along the East line of said Lot 6 for 132 ft. to the North line of Farnam Street; thence North 89°-53' West along the South lines of said Lots 6 and 5, being the North line of Farnam St., for 132 feet to the point of beginning. Containing 17424 square feet more or less.

Subject to all party wall agreements of record and subject to all easements of record.

TO HAVE AND TO HOLD the premises above described, together with all the Tenements, Hereditaments and Appurtenances thereunto belonging unto the said grantee(s) and to his, her or their heirs and assigns forever.

And the grantor herein for itself or its successors, does hereby covenant and agree to and with the said grantee(s) and his, her or their heirs and assigns, that at the time of the execution and delivery of these presents it is lawfully seized of said premises; that it has good right and lawful authority to convey the same; that they are free from encumbrance except party wall agreements above referred to.

and except easements of record above referred to.

That grantor does hereby covenant to warrant and defend the said premises against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF the said grantor has caused this instrument to be executed by its president and its corporate seal to be affixed hereto.

Signed this 13th day of September, 1965.

In the Presence of

THE BRANDEIS INVESTMENT COMPANY,
A Corporation
By *[Signature]* President
Attest *[Signature]* Secretary

STATE OF NEBRASKA
Douglas County } ss.

On this 13th day of September 1965 before me,
the undersigned, a Notary Public in and for said County

personally came E. John Brandeis, President of
The Brandeis Investment Company (a corporation)

to me personally known to be the President and the identical person whose name is affixed to the above conveyance, 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 the Corporate seal of the said corporation was thereto affixed by its authority.

Witness my hand and Notarial Seal at Omaha in said county the day and year last above written.

Clare Dolores Haas
Notary Public.

My Commission expires the 20th day of October 1966.



[Handwritten signature]
RECEIVED
1965 SEP 24 AM 8 32
THOMAS J. GLENN
REGISTER OF DEEDS
DOUGLAS COUNTY, NEBR.

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Edw. Shippert
736 First Natl
9-369
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CORPORATION WARRANTY DEED

FROM

TO

County } ss.
STATE OF

Entered in Numerical Index and filed for
record in the clerk's office of said county the
day of _____, 19____, minutes
at the hour of _____ o'clock and _____ minutes
M. and duly recorded in book _____
of deeds on page _____

County Clerk

Deputy