

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That ANDREW C. NELSEN, a single person, herein called the Grantor, for and in consideration of TEN DOLLARS (\$10.00), and other valuable consideration received from the Grantee does hereby and by these presents grant, bargain, sell, convey and confirm unto

THE OMAHA NATIONAL BANK, TRUSTEE

herein called the Grantee, the following described real estate in Douglas County, Nebraska:

I.

An undivided interest in and to:

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 feet; thence South 89°-55' East along the North lines of said Lots 3 and 4, being the South line of Douglas Street, for 99 feet; 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; and,

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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 Street, for 132 ft. to the point of beginning. Containing 17424 square feet more or less.

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II.

All of the following described real estate:

Lots 21 and 22 and the West One Half of vacated alley adjoining said lots on the East in Creston Annex, an Addition to the City of Omaha in Douglas County, Nebraska.

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III.

All of the following described real estate:

Lot 8 in Fair Ridge Addition, an Addition to the City of Omaha as surveyed, platted and recorded in Douglas County, Nebraska.

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IV.

All of the following real estate:

- A. The East 5' of Lot 10, and all of Lot 11, and the West 12-1/2 ft. of Lot 12, all in Keyes Subdivision of Lot 9 in Capitol Addition in the City of Omaha as surveyed, platted and recorded in Douglas County, Nebraska.
- B. The East 37-1/2 ft. of Lot 12 in Keyes Subdivision of Lot 9 in Capitol Addition in the City of Omaha as surveyed, platted and recorded in Douglas County, Nebraska.
- C. The East One Half of Lot 13 in Keyes Subdivision of Lot 9 in Capitol Addition in the City of Omaha as surveyed, platted and recorded in Douglas County, Nebraska.
- D. The West One Half of Lot 13 in Keyes Subdivision of Lot 9 in Capitol Addition in the City of Omaha as surveyed, platted and recorded in Douglas County, Nebraska.
- E. Lot 9 in Keyes Subdivision of Lot 9 in Capitol Addition in the City of Omaha as surveyed, platted and recorded in Douglas County, Nebraska.
- F. The West 45 ft. of Lot 10 in Keyes Subdivision of Lot 9 in Capitol Addition in the City of Omaha as surveyed, platted and recorded in Douglas County, Nebraska.
- G. All of Lot 8 in Keyes Subdivision of Lot 9 in Capitol Addition in the City of Omaha as surveyed, platted and recorded in Douglas County, Nebraska.
- H. The East 45 ft. of Sub-lot 10 of Lot 9 in Capitol Addition in the City of Omaha as surveyed, platted and recorded in Douglas County, Nebraska.

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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 successors and assigns forever.

And the Grantor does hereby covenant with the Grantee and with Grantee's successors and assigns that Grantor is lawfully seized of said premises; that they are free from encumbrance, except easements and restrictions 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 whomsoever.

DATED this 20th day of June, 1974.

[Handwritten signature]

Andrew C. Nelsen
Andrew C. Nelsen

STATE OF NEBRASKA]
] SS
 COUNTY OF DOUGLAS]

Before me, a notary public qualified for said county, personally came
 ANDREW C. NELSEN, known to me to be the identical person who signed the
 foregoing instrument and acknowledged the execution thereof to be his voluntary
 act and deed.

WITNESS my hand and notarial seal on June 20th, 1974.



Edward Shafton
 Notary Public

My Commission Expires: 9-12-77

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 ENTERED IN NUMERICAL INDEX AND RECORDED IN THE REGISTER OF DEEDS OFFICE IN DOUGLAS COUNTY, NEBRASKA
 19 DAY OF July 1974 AT 2:32p C. HAROLD OSTLER, REGISTER OF DEEDS 1250