RICHARD N. TAKECHI REGISTER OF DEEDS DOUGLAS COUNTY. NE Nebr Stamp Tax 99 JUL - 1 PM 1: 34 COMP BW DEL WARRANTY DEED KNOW ALL MEN BY THESE PRESENTS, that Carl R. Distefano and Elace C. Distefano, husband and wife, herein called the GRANTOR, whether one or more, in consideration of One Dollar and other valuable consideration received from GRANTEES, does grant, bargain, sell, convey and confirm unto Paul Cox and Winifred E. Cox, husband and wife, as joint tenants and not as tenants in common, herein called the GRANTEE whether one or more, the following described real property in Douglas County, Nebraska: The South 95 feet of Lot 19, and all Lots 20, 21 and 22, except that part of Lots 21 and 22 deeded to the City of Omaha, filed March 26, 1971 in Book 1427 at Page 5 of the Deed Records of Douglas County, Nebraska, all in Omaha Acres, an Addition to the City of Omaha, Douglas County, Nebraska; 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 GRANTOR does hereby covenant with the GRANTEE and with GRANTEE's Heirs and assigns that GRANTOR is lawfully seized of said premises; that they are free from encumbrance, except those easements, restrictions and covenants 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 Dated this 30th day of _____, 1999. STATE OF NEBRASKA)ss. COUNTY OF DOUGLAS On this 30th day of ______, 1999, before me, the undersigned, a Notary Public, duly commissioned and qualified in said County, personally came Carl R. Distefano and Elace C. Distefano, husband and wife, known to be the identical person or persons whose name is or names are affixed to the foregoing instrument and acknowledged the execution thereof to be their voluntary act and deed. Witness my hand and notarial seal the day and year last above written Wlong A-L GENERAL HOTARY-State of REDICE GLORIA J. STROH My Comm. Exp. 47-2000 My commission expires the ____ day of _ Paul Cox N. 40 Street NE 68112

C99-2868