

103-A—WARRANTY DEED (Revised 1961)

BOOK 1613 PAGE 290

The Huffman General Supply House, Lincoln, Nebr.

1419 Farnam St
68104 KNOW ALL MEN BY THESE PRESENTS:THAT I or We, Estate of Herman Cohen, Deceased, by Rosalie Cohen, its
Personal Representative, and Rosalie Cohen, individually

, herein called the grantor whether one or more,

in consideration of Ten Dollars (\$10.00) -----

received from grantee, do hereby grant, bargain, sell, convey and confirm unto

CHRYSLER CAFE, INC., a Nebraska corporation

herein called the grantee whether one or more, the following described real property

Douglas County, Nebraska :

The East One-Third (1/3) of Lot Four (4), in Block
138, in the City of Omaha, as surveyed and litho-
graphed in Douglas County, Nebraska, EXCEPTING
the heating and cooling lines supplied by Energy
Systems, andThe West 44 feet of Lot Four (4), in Block 138,
original City of Omaha, as surveyed and litho-
graphed in Douglas County, Nebraska, EXCEPTING
the heating and cooling lines supplied by Energy
Systems.To have and to hold the above described premises together with all tenements, hereditaments and appur-
tenances thereto belonging unto the grantee and to grantee's heirs and assigns forever.And the grantor does hereby covenant with the grantee and with grantee's heirs and assigns that grantor
is lawfully seised of said premises; that they are free from encumbrance except easements and
restrictions of record and except party wall agreements 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 December 13 19 78

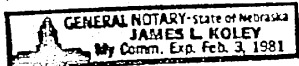
Estate of Herman Cohen, Deceased,

By Rosalie Cohen
Rosalie Cohen, Personal
RepresentativeRosalie Cohen
Rosalie Cohen

STATE OF... NEBRASKA..., County of... DOUGLAS...

Before me, a notary public qualified for said county, personally came

ROSALIE COHEN, an individual

known to me to be the identical person or persons who signed the foregoing instrument and acknowledged the
execution thereof to be his, her or their voluntary act and deed.Witness my hand and notarial seal on... December 13, 19 78.James L. Koley Notary Public
My commission expires... February 3, 19 81.STATE OF... }
County ... } ss.Entered on numerical index and filed for record in the Register of Deeds Office of said County the
... day of..., 19..., at... o'clock and... minutes... M.,
and recorded in Book... of... at page...

Reg. of Deeds

By... Deputy

STATE OF NEBRASKA)
) SS.
 COUNTY OF DOUGLAS)

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The foregoing instrument was acknowledged before me this 13th day of December, 1978, by Rosalie Cohen, Personal Representative of the Estate of Herman Cohen on behalf of the Estate.

Witness my hand and notarial seal this 13th day of December, 1978.



James L. Koley
 Notary Public

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McGILL, KOLEY, PARSONAGE & RYAN, P.C.
 10010 Regency Circle
 Omaha, Nebraska 68114