



RECEIVED

Oct 2 4 06 PM '96

 H
 12903
 GEORGE J. BUGLEWICZ
 REGISTER OF DEEDS
 DOUGLAS COUNTY, NE

FEE 11.50 51-1 FB 16-42360

NEBRASKA DOCUMENTARY
STAMP TAX
 10-2-96
 283.50 DW

(SPACE ABOVE THIS LINE RESERVED FOR RECORDING DATA)

WARRANTY DEED
 C/O V COMP
 LEGAL PG 289 SCAN FV
KNOW ALL MEN BY THESE PRESENTS:

That we, Truman Clare and Rosemary Clare, husband and wife, herein called Grantors, in consideration of the payment of an annual gift annuity of Twenty Thousand One Hundred Dollars (\$20,100.00) to the above-named Grantees (and the survivor of said Grantees) during the joint lifetimes of said Grantees, with the first payment of Five Thousand Twenty-Five Dollars (\$5,025.00) due on December 31, 1996, and thereafter semi-annual payments of Ten Thousand Fifty Dollars (\$10,050.00) payable on June 30 and December 31 of 1997 and each year thereafter during the remaining lifetimes of the Grantees, Truman Clare and Rosemary Clare, do hereby grant, bargain, sell, convey and confirm unto Creighton University, a Nebraska non-profit corporation, herein called the Grantee, the following described real property in Douglas County, Nebraska:

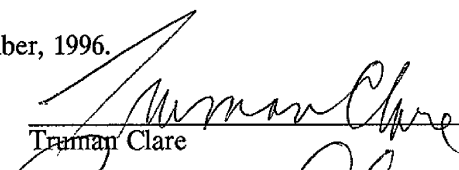
Lots 12, 13 and 14, Block 14, West End Addition to the City of Omaha, as surveyed, platted and recorded, except the South 3 feet thereof, in Douglas County, Nebraska.

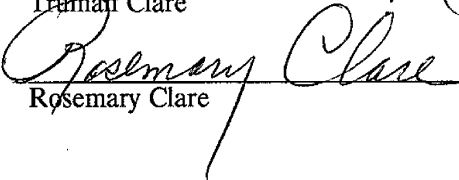
subject to easements and restrictions of record, if any, and real estate taxes levied in December 1995, payable in 1996, prorated as of the date of possession, September 30, 1996.

To have and to hold the above the above described premises together with all tenements, hereditaments and appurtenances thereto belonging unto the Grantee and to the Grantee's successors and assigns forever.

And the Grantors do hereby covenant with the Grantee and with Grantee's successors and assigns that Grantors are lawfully seized of said premises; that they are free from encumbrance except those of record; that Grantors have good right and lawful authority to convey the same; and that Grantors warrant and will defend the title to said premises against the lawful claims of all persons whomsoever.

Dated this 5th day of September, 1996.


 Truman Clare


 Rosemary Clare

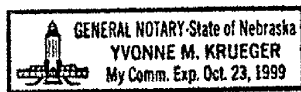
 W169266
 DAKOTA W

STATE OF NEBRASKA)
)ss.
 COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me on this 5th day of September, 1996, by Truman Clare and Rosemary Clare, husband and wife, Grantors.

Yvonne M. Krueger
 Notary Public

190.012\REAL\1630CRW



NOTARIAL SEAL AFFIXED
 REGISTER OF DEEDS