

10536

THIS INDENTURE, Made this ---9th--- day of March A. D., 19 71 between

FRANCHISORS DEVELOPMENT CORPORATION, a Missouri corporation,
1005 Grand Avenue, Suite 234
Kansas City, Missouri 64106

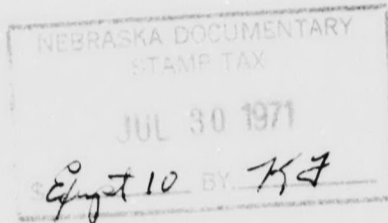
a corporation organized and existing under and by virtue of the laws of the State of
party of the first part, and

O-46 INVESTMENT COMPANY, a partnership,

of the County of Jackson , and State of Missouri , part y of the second part,

WITNESSETH. That the said part y of the first part for and in consideration of the sum of
TEN DOLLARS (\$10.00) and other good and valuable consideration-----DOLLARS
in hand paid, receipt whereof is hereby acknowledged, has sold and by these presents does grant, convey and confirm
unto the said part of the second part, the following described premises, situated in Lancaster
County, and State of Nebraska , to-wit:

Att-of



TO HAVE AND TO HOLD the premises above described, together with all the Tenements, Hereditaments and
Appurtenances thereunto belonging unto the said FRANCHISORS DEVELOPMENT CORPORATION. -----

And the said FRANCHISORS DEVELOPMENT CORPORATION, -----
for itself or its successors, does hereby covenant and agree to and with the said part y of the second part and
heirs and assigns, that at the time of the execution and delivery of these presents it is lawfully seized of said prem-
ises; that it has good right and lawful authority to convey the same; that they are free from encumbrance

except easements and encumbrances of record -----

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

IN WITNESS WHEREOF, the said FRANCHISORS DEVELOPMENT CORPORATION -----

has hereunto caused its corporate seal to be affixed and these presents to be signed by its President -----

the day and year first above written.

Signed, sealed and delivered in presence of

ATTESTED:

Marquerite S. Lamble
Marquerite S. Lamble, Secretary

FRANCHISORS DEVELOPMENT CORPORATION,
a Missouri corporation
By *James H. Block*
James H. Block, President

STATE OF MISSOURI }
Jackson County } ss.

On this 9th day of March 19 71 before me,
the undersigned, a Notary Public in and for said County,

personally came James H. Block -----, President of the
FRANCHISORS DEVELOPMENT CORPORATION, a Missouri 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 the said James H. Block -----, and that
the Corporate seal of the said FRANCHISORS DEVELOPMENT CORPORATION ----- was thereto affixed
by its authority.

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

My Commission expires the 10th day of June 19 75

DORIS E. COCHRAN

Notary Public.

Tract No. 2, being a portion of:

A tract of land out of Lot 27 of the J. G. Miller Subdivision, situated in the Southwest Quarter of the Southeast Quarter of the Southwest Quarter of Section 20, Township 10 North, Range 7 East of the 6th P.M., Lincoln, Lancaster County, Nebraska, and being described by metes and bounds as follows: Commencing at a point in the North Right-of-way Line of "O" Street, said point being North Sixty and No Tenths (60.0) feet and South 89° 43' East, a distance of Three Hundred Thirty-two and Forty-five Hundredths (332.45) feet from the Southwest Corner of the Southeast Quarter of the Southwest Quarter of Section 20, Township 10 North, Range 7 East of the 6th P.M., and said point also being the Southwest Corner of the above mentioned tract; thence East a distance of Ninety-eight and No Tenths (98.0) feet along the new Right-of-way Line of "O" Street to the point of beginning being the East line of Tract No. 1; thence Northerly a distance of One Hundred Fifty and No Tenths (150.0) feet; thence Easterly a distance of One Hundred and No Tenths (100.0) feet; thence Southerly a distance of One Hundred Fifty and No Tenths (150.0) feet; thence Westerly a distance of One Hundred and No Tenths (100.0) feet along the new Right-of-way Line of "O" Street to the point of beginning.

Tract No. 3, being a portion of:

A tract of land out of Lot 27 of the J. G. Miller Subdivision, situated in the Southwest Quarter of the Southeast Quarter of the Southwest Quarter of Section 20, Township 10 North, Range 7 East of the 6th P.M., Lincoln, Lancaster County, Nebraska, and being described by metes and bounds as follows: Commencing at a point in the North right-of-way Line of "O" Street, said point being North Sixty and No Tenths (60.0) feet and South 89° 43' East, a Distance of Three Hundred Thirty-two and Forty-five Hundredths (332.45) feet from the Southwest Corner of the Southeast Quarter of the Southwest Quarter of Section 20, Township 10 North, Range 7 East of the 6th P.M. and said point also being the Southwest Corner of the above mentioned tract; thence Easterly a distance of One Hundred Ninety-eight and No Tenths (198.0) feet along the new right-of-way Line of "O" Street to the point of beginning, said point being on the East line of Tract No. 2; thence Northerly a distance of Two Hundred and No Tenths (200.0) feet; thence Easterly a distance of One Hundred and No Tenths (100.0) feet; thence Southerly a distance of Two Hundred and No Tenths (200.0) feet along the right-of-way Line of 46th Street; thence Westerly a distance of One Hundred and No Tenths (100.0) feet along the new right-of-way Line of "O" Street to the point of beginning.

NOTE: the new right-of-way Line along "O" Street being 21 feet North of the old right-of-way Line as required by the City of Lincoln, Nebraska.

INDEXED
MICRO-FILED
GENERAL

2C-406

Corporation Warranty Deed

FROM

Franchisors Realty Corp.

TO

C-46 Investment Company

LANCASTER COUNTY NEBR.

Humboldt & Ferguson
RECORDERS OF DEEDS

JUL 30 3 13 PM '71

ENTERED ON
NUMERICAL INDEX
FILED FOR RECORD AS:
10536

INST. NO. 71-
of deeds on page

County C

Dep

\$6.25

The Huffman General Supply House, Lincoln, Nebr.

9710. 10536