



2125 733 DEED



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Date

\$437.50

By *m*RICHARD M. TAKEUCHI
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

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RECEIVED

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FEE 14.00 FB 58-41920
 BKP 50-497 C/O Y COMP 16P
 DEL SCAN dk EV

When recorded please return to: James B. Cavanagh, Lieben, Whitted, Houghton, Slowiczek & Cavanagh, P.C., 2027 Dodge St., Ste. 100, Omaha, NE 68102

WARRANTY DEED

W.P.M. Enterprises, Inc., a Nebraska corporation, GRANTORS, in consideration of One Dollar (\$1.00) and other valuable consideration received from GRANTEE, **SIMMONDS PROPERTIES, LTD.**, a Nebraska limited partnership, hereby convey to GRANTEE the following described real estate located in Douglas County, Nebraska:

See Attached Exhibit "A".

GRANTORS covenant with GRANTEE that GRANTORS:

- (1) are lawfully seized of such real estate and it is free from encumbrances except easements, restrictions and covenants of record;
- (2) have legal power and lawful authority to convey the same;
- (3) warrant and will defend title to the real estate against the lawful claims of all persons.

EXECUTED: July 1 , 1999.**W.P.M. Enterprises, Inc.**, a Nebraska corporationBy: *[Signature]***JOYCE MATHISON, PRESIDENT**

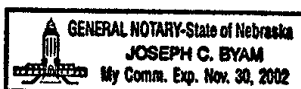
STATE OF NEBRASKA)

)ss.

COUNTY OF DOUGLAS)

Be it known, that on the 1st day of July, 1999, before me personally appeared **W.P.M. Enterprises, Inc.**, a Nebraska corporation, known to me to be the persons who executed the above Warranty Deed, and acknowledged the same to be their voluntary act and deed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal the day and year last above written.



[Signature]
Notary Public

98674

EXHIBIT "A"

Lots 1, 2, 3 and 4, in Block 5, in WEST BENSON, an Addition to the City of Omaha, as surveyed, platted and recorded, in Douglas County, Nebraska; together with the North Half (N1/2) of the vacated alley adjacent to said Lots 1, 2, 3 and 4 on the South; EXCEPT the North 17 feet of said Lots 1, 2, 3 and 4 dedicated for street purposes; and, EXCEPT that part of said Lot 1 more particularly described as follows:

Referring to the Northeast corner of said Lot 1; thence Southerly, on the East line of said Lot 1, a distance of 17.0 feet, to the Point of Beginning, said point being on the Southerly existing highway right-of-way line; thence continuing Southerly, on the East line of said Lot 1, a distance of 10.0 feet; thence Northwesterly, a distance of 16.8 feet, to a point on said existing highway right-of-way line; thence Easterly, on a line 17.0 feet Southerly from and parallel to the North line of said Lot 1, and on said existing highway right-of-way line, a distance of 13.5 feet, to the Point of Beginning;

And,

Lots 28 and 29, in Block 5, in WEST BENSON, an Addition to the City of Omaha, as surveyed, platted and recorded, in Douglas County, Nebraska, together with the East Half (E1/2) of the vacated alley adjacent to said Lots 28 and 29 on the West;

And,

Lots 30 and 31, in Block 5, in WEST BENSON, an Addition to the City of Omaha, as surveyed, platted and recorded, in Douglas County, Nebraska, together with the East Half (E1/2) of the vacated alley adjacent to said Lots 30 and 31 on the West; and, together with the South Half (S1/2) of the vacated alley adjacent to said Lot 31 on the North.