

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That DKT ASSOCIATES, a Michigan partnership, for and in consideration of the sum of THREE HUNDRED FORTY THREE THOUSAND THREE HUNDRED DOLLARS and other good and valuable consideration in hand paid does hereby grant, bargain, sell and convey unto W. HOFFMAN BENJAMIN, grantee, the following described real estate, situated in the County of Douglas and State of Nebraska, to wit:

Lots 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21 22, 23, 24, and 25, Paulsen's Addition, an Addition to the City of Omaha, as surveyed, platted and recorded, and Lots 11, 12, 13 and 14, Pruyns Subdivision of Lots 1 to 8, inclusive Paulsen's Addition, Douglas County, Nebraska, together with all of the vacated alleys lying within the boundaries of the above described property except the South 1/2 of the East 90 feet of the alley extending from 24th Street to 22nd Street.

- SUBJECT TO: (1) Current taxes not yet delinquent.
- (2) Easements, restrictions, reservations, conditions, covenants, and rights of way, if any, as are of record.
- (3) A lease of the Premises described herein, dated as of November 20, 1964, between DKT Associates, as lessor, and Safeway Stores, Incorporated, as lessee.



Reserving herein to grantor, DKT Associates, title to any and all Appurtenances and structures at any time situated on said Premises, any and all other improvements thereto (including without limitation any blacktopping, paving, landscaping, walks, drives, curbs, gutters, bumpers and other parking or public area improvements, and retaining walls, fences and signs) and any and all fixtures located in or on such structures or other improvements or attached thereto or installed therein or thereon.

TO HAVE AND TO HOLD the premises above described unto the said grantee and to his heirs and assigns forever.

And the grantor herein for itself or its successors, does hereby covenant and agree to and with the said grantee and his heirs and assigns, that at the time of the execution and delivery of these presents it is lawfully seized of said premises; that it has good right and lawful authority to convey the same; that they are free from encumbrances except as noted above;

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

IN WITNESS WHEREOF, the said grantor has caused this instrument to be executed by one of its general partners.

Signed as of this 20th day of November, 1964.

DKT ASSOCIATES

By Thomas A. Kenny  
General Partner

STATE OF NEW YORK )  
                          ) ss.:  
COUNTY OF NEW YORK )

On this 18<sup>th</sup> day of December, 1964 before me, the undersigned, a Notary Public in and for said county, personally came THOMAS A KENNY, to me personally known to be a general partner of the firm of DKT Associates whose name is affixed to the above conveyance, and acknowledged the execution thereof to be his voluntary act and deed as such general partner and the voluntary act and deed of said firm.

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

Paul Taylor  
Notary Public  
PAUL TAYLOR

Notary Public, State of New York  
No. 31-3941775 - Qual. in N. Y. County  
Term Expires March 30, 1965



*[Handwritten signature]*

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1964 DEC 22 AM 8 52

THOMAS J. O'CONNOR  
REGISTER OF DEEDS  
DOUGLAS COUNTY, NEBR.

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Entered in: unrecorded index and filed for record in the office of the Register of Deeds of said County and recorded in

Thomas J. O'Connor  
Register of Deeds

By Spence - J. Spence  
Deputy  
N. 39-338+348 C.P.N. 871  
Fees: 40-443+475