

Spence Title Services
ATTN: Janet Clark
1905 Hursey St.
Omaha, NE 68102



16 Aug 10 2 23 PM '95

GEORGE J. BUGLEWICZ
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

WARRANTY DEED

SYLVIA EPSTEIN GREENBERG and HENRY GREENBERG, wife and husband, hereinafter called the Grantor, in consideration of One Dollar (\$1.00) and other valuable consideration received from Grantee, does convey and confirm unto WILLIAM J. MERWALD, herein called the Grantee, the following described real property in Douglas County, Nebraska:

NEBRASKA DOCUMENTARY
STAMP TAX

8-10-95
35.00

An undivided 1/6 interest in and to: property more particularly described on Exhibit "A" and by this reference made a part hereof.

TO HAVE AND TO HOLD the above described premises together with all tenements, hereditaments and appurtenances 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 seized of said premises; that they are free from encumbrance except easements, restrictions and encumbrances 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 this 26th day of June, 1995.

9298 H-4 04-81000
FEE 11.00
DEL. C/O COMP NP
LEGAL PG SCAN

Sylvia Epstein Greenberg
SYLVIA EPSTEIN GREENBERG
Henry Greenberg
HENRY GREENBERG

STATE OF IOWA)
) ss:
COUNTY OF Woodbury

Before me, a Notary Public qualified for said county, personally Came, Sylvia Epstein Greenberg and Henry Greenberg, wife and husband,, known to me to be the identical persons who signed the foregoing instrument and acknowledged the execution thereof to be their voluntary act and deed.

Witness my hand and notarial seal on the 26th day of June, 1995.



Lisa M. Benson
Notary Public

NOTARIAL SEAL AFFIXED
REGISTER OF DEEDS

FILE: TA-32479

EXHIBIT "A"

The North Half (N1/2) of Lot 13, in Block 86, in the ORIGINAL CITY OF SOUTH OMAHA, now a part of the City of Omaha, as surveyed, platted and recorded, in Douglas County, Nebraska;

And,

Lot 14, in Block 86, in the ORIGINAL CITY OF SOUTH OMAHA, now a part of the City of Omaha, as surveyed, platted and recorded, in Douglas County, Nebraska, EXCEPT that part thereof described as follows:

Beginning at the Northeast corner of said Lot 14; thence South (assumed bearing), 59.20 feet, on the East line of said Lot 14; thence South $89^{\circ}55'00''$ West, 35.40 feet, on a line 59.20 feet South of and parallel to the North line of said Lot 14; thence North 23.95 feet; thence South $89^{\circ}55'00''$ West, 34.86 feet; thence North $00^{\circ}11'40''$ East, 35.25 feet, to the North line of said Lot 14; thence North $89^{\circ}55'00''$ East, 70.14 feet, on the North line of said Lot 14, to the Point of Beginning;

Together with the vacated East 2 feet of 24th Street adjacent to said Lot 14 on the West, and together with the vacated South 2 feet of "N" Street adjacent to said portion of Lot 14 on the North.