Spence Title Services
ATTN: Janet Clark
1905 Harney St. #210 RECEIVED
Omaha, NE 08102

Aug 10 2 24 PM '95

GEORGE J. BUGLEWICZ REGISTER OF DEEDS DOUGLAS COUNTY, NE





SENSE IAX

STATE IAX

8-10-15

## **WARRANTY DEED**

EVELYN EPSTEIN SIMONS and BEN SIMONS, 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 Dougías County, Nebraska:

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 seised 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.

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Dated this $20^{\circ}$ day of June, 1995.	
9363 The 04-81000	Taclyn Tastein Simons EVELYN EPSTEIN SIMONS
CA. CO 1/ COVA (P	Ban Simons
LEGALING SCAN/ THY	BEN SIMONS
STATE OF NEBRASKA )	
) ss:	

Before me, a Notary Public qualified for said county, personally Came, Evelyn Epstein Simons and Ben Simons, 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 26 day of June, 1995.

GENERAL NOTARY-State of Nebraska NICOLE A. WOODMAN My Comm. Exp. Jan. 18, 1998

COUNTY OF DOUGLAS )

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,

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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°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°55'00" West, 34.86 feet; thence North 00°11'40" East, 35.25 feet, to the North line of said Lot 14; thence North 89°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 o the West, and together with the vacated South 2 feet of "N" Street adjacent to said portion of Lot 14 on the North.