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they are lawfully seized of said premises; that they are free from incumbrance except as stated herein, and that they the said grantors have good right and lawful authority to sell the same, and that they will and their heirs, executors and administrators shall warrant and defend the same unto the grantees named herein and unto their assigns and unto the heirs and assigns of the survivor of them, forever, against the lawful claims of all persons whomsoever, excluding the exceptions named herein.

IN WITNESS WHEREOF we have hereunto set our hands this 19 day of April, A. D. 1940 In presence of

Henry Heppner Jr.

Verne Hedge

Rev. Stamp \$1.00

Ida J. Heppner

STATE OF Nebraska County of Lancaster)

On this 19 day of April A. D. 1940, before me, a Notary Public, in and for said County, personally came the above named Henry Heppner, Jr., and Ida J. Heppner, husband and wife who are personally known to me to be the identical persons whose names are affixed to the above instrument as grantors, and they acknowledged said instrument to be their voluntary act and deed.

WITNESS my hand and Notarial Seal the date last aforesaid. Verne Hedge Notary Public.

My commission expires on the 29 day of Nov A. D. 1945

Warranty Deed

The Continental Company

William J. Schalkopf Filed for Record April 27, 1940 at 9:05 A.M.)

J. C. Vaughan

Register of Deeds

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105-WARRANTY DEED-Corporation

THIS INDENTURE, Made this 24th day of April, A. D., 1940 between The Continetal Company, of Lincoln, Nebraska, a corporation organized and existing under and by virtue of the laws of the State of Nebraska party of the first part, and William J. Schalkopf, of the County of Lancaster, and State of Nebraska, party of the second part,

WITNESSETH. That the said party of the first part for and in consideration of the sum of One Dollar and other valu-

able considerations DOLLARS in hand paid, receipt whereof is hereby acknowledged, has sold and by these presents does grant, convey and confirm unto the said party of the second part, the following described premises, situated in Lincoln, Lancaster County, and State of Nebraska, to-wit:

All of Lot Three (5), and the North Thirty-two (52) feet of Lot Four (4); and the East 30.9 feet of the North 78 feet of Lot 2; and the East 15 feet of the South 100 feet of Lot 10; and the North 9.5 feet only of the West 5.1 feet of the South 14 feet of Lot 4; and the North 9.5 feet only of the East 30.9 feet of the South 57.3 feet of Lot 2, all in Rathbone's Prescott Addition to Lincoln, Lancaster County, Nebraska.

This deed is subject to the following specific conditions and limitations: Same conveys only that portion of the garage walls and roof and floor and partitions located upon the specific tract above described and does not convey any portion of the garage walls or roof or floor or foundation or footing or partitions or any easement therein or in the ground covered thereby that are located to the South of and beyond the boundary lines of the two specific tracts last above described. The continued use by grantee herein or his assigns of garage walls and partitions and that part of garage floor, foundations and footings and roof located to the South of and beyond the boundary lines of the two specific tracts last above

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described, whether for the purpose of support or any other purpose, or any portion of said strip of land (the West 30.9 feet of said strip being about .95 of a foot in width and the East 5.1 feet thereof being about 1.9 feet in width, North and South) lying next to and immediately South of the two tracts last above specifically conveyed shall be and shall be deemed permissive only and not adverse, and such use shall be subject to termination at any time by the grantor herein or by its grantor or their successors and assigns. Nothing in this deed contained shall limit in any way the right of this grantor and its grantor or their successors and assigns to maintain, repair or reconstruct the eaves now installed and in use along the North side of the roof of the five stall garage located on the South 57.3 feet of said Lot 2, and South of and outside of the boundary lines of the tracts herein specifically conveyed. The foregoing conditions are contained in a deed from Nebraska Central Building & Loan Association to the grantor herein, which deed is recorded in Book 327 at Page 385, Deed Records of Lancaster County, Nebraska.

TO HAVE AND TO HOLD the premises above described, together with all the Tenements, Hereditaments and Appurtenances thereunto belonging unto the said William J. Schalkopf

And the said The Continental Company for itself, or its successors, does hereby covenant and agree to and with the said party of the second part 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 encumbrance or conditions except as above set forth and The Continental Company, a corporation, grantor, does hereby covenant to warrant and defend the said premises against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said The Continental Company, 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

Margaret Webster Sec

Rev. Stamps \$19.50

The Continental Company

By P. A. Youngscap

STATE OF NEBRASKA,)

LANCASTER County

)

On this 24 day of April 1940 before me, the undersigned, a Notary Public in and for said County, personally came P. A. Youngscap, President of the The Continental Company 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 The Continental Company, and that the Corporate seal of the said The Continental Company was thereto affixed by its authority.

Referred of Potarial of Marcalle Commissions of Paragraphics o

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

My Commission expires the 24 day of April 1940

H. E. Leinberger Notary Public.

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