

WARRANTY DEED

CHARLES H. MORTON, owner of an undivided 43.75% interest, PATRICIA M. MORTON, owner of an undivided 6.25% interest, husband and wife, GEORGE T. MORTON, owner of an undivided 43.75% interest and MARGARET S. MORTON, owner of an undivided 6.25% interest, husband and wife, as tenants in common, GRANTOR, in consideration of THREE HUNDRED THIRTEEN THOUSAND (\$313,000.00) DOLLARS received from GRANTEE, MORTON A. IVES and ESTHER L. IVES, husband and wife, as tenants in common, conveys to GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots 4, 5, 6, 7, 8, 33, 34, 35 except that part thereof previously acquired for streets, and all of the West 30 feet of Lots 3 and 36, together with vacated alley lying between the West 30 feet of Lots 3 and 36 and lying between 4, 5, 6, 7, 8 and Lots 33, 34 and 35 all in Block 4, Briggs Place, an Addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska.

This conveyance is subject to (i) the terms and provisions of that certain lease agreement dated April 30, 1962, and the extension thereof, between Harrison Investment Company, a Nebraska corporation, as Lessor and Jim P. Mola, Morton S. Anderson, and Morton Ives as Lessee, as amended, (ii) easements, restrictions, covenants, and reservations of record, (iii) the state of facts an accurate survey and inspection of the above described property would reveal, (iv) zoning and building restrictions, and (v) the lien of current real estate taxes.

GRANTOR covenants (jointly and severally, if more than one) with GRANTEE that GRANTOR:

- (1) is lawfully seised of such real estate and that it is free from encumbrances except those referred to above;
(2) has legal power and lawful authority to convey the same;
(3) warrants and will defend title to the real estate against the lawful claims of all persons.

Executed September 30, 1980.

Charles H. Morton (signature and name)

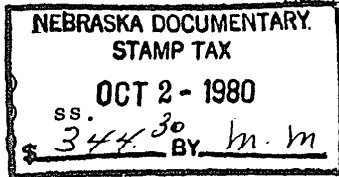
George T. Morton (signature and name)

Patricia M. Morton (signature and name)

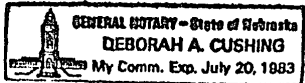
Margaret S. Morton (signature and name)

STATE OF NEBRASKA

County of Douglas



The foregoing instrument was acknowledged before me on September 30, 1980 by Charles H. Morton and Patricia M. Morton.



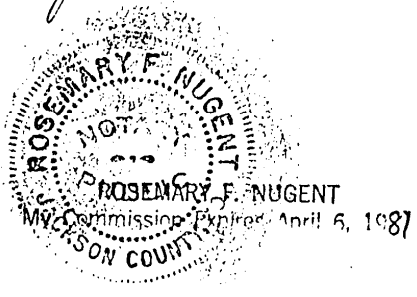
Deborah A. Cushing (signature)
Notary Public

STATE OF NEBRASKA, County of
Filed for record and entered in Numerical Index on
19 at o'clock .M., and recorded in Deed Record
Page

STATE OF MISSOURI )  
County of Jackson ) ss.

The foregoing instrument was acknowledged before me on September 27, 1980 by George T. Morton and Margaret S. Morton.

Rosemary F. Nugent  
Notary Public

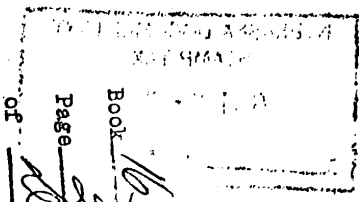


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C. HAROLD OSTLER  
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11808 WEST CENTER ROAD  
OMAHA, NEBRASKA 68144



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