



BOOK 1625 PAGE 390

WARRANTY DEED

THIS INDENTURE, Made this 3th day of April, 1979,  
between MorAmerica Properties, Inc., a corporation organized and  
existing under and by virtue of the laws of the State of Iowa,  
party of the first part, and The Latvian Tower Condominium Corpora-  
tion, a Nebraska corporation, of the County of Douglas, and State  
of Nebraska, party of the second part,

WITNESSETH,

That the said party of the first part, for and in considera-  
tion of the sum of One and No/100ths Dollars (\$1.00), in hand paid,  
receipt whereof is hereby acknowledged, has sold and by these pres-  
ents does grant, convey and confirm unto the said party of the  
second part, the following described premises, situated in Douglas  
County, and State of Nebraska, to-wit:

See Exhibit "A" attached hereto.

TO HAVE AND TO HOLD the premises above described, together  
with all the Tenements, Hereditaments and Appurtenances thereunto  
belonging unto the said party of the second part. And the said  
party of the first part for itself or its successors, do hereby  
covenant and agree to and with the said party of the second part  
and its 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 except utility easements of  
record, current real estate taxes, rights of tenants in possession  
and a first mortgage assigned to Home Federal Savings & Loan Asso-  
ciation at Book 1917, Page 699 of the Mortgage Records of Douglas  
County, Nebraska, and does hereby covenant to warrant and defend  
the said premises against the lawful claims of all persons whomso-

IN WITNESS WHEREOF, said MorAmerica Properties, Inc. has caused these presents to be signed by its Vice President, and its corporate seal to be hereunto affixed, this 3rd day of April, 1979.

MORAMERICA PROPERTIES, INC.

By Rex Schrader  
Rex Schrader, Vice President

STATE OF IDWA     )  
                          ) SS.  
COUNTY OF LINN    )

On this 3rd day of April 1979, before me, a Notary Public duly commissioned and qualified in and for said County, personally came the above named Rex Schrader, Vice President of said corporation, who is personally known to me to be the identical person whose name is affixed to the above Deed as Vice President of said corporation, and he acknowledges the instrument to be his voluntary act and deed, and the voluntary act and deed of said corporation.

Witness my hand and official seal the date aforesaid.

Jerome M. Blum  
Notary Public



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EXHIBIT "A"

That part of the Northeast 1/4 of the Northwest 1/4 of Section 34, T15N, R12E of the 6th P.M., Douglas County, Nebraska described as follows:

Commencing at the Southeast corner of said Northeast 1/4 of the Northwest 1/4 of Section 34; thence S 89°54'55" W on the South line of the Northeast 1/4, 549.00 feet to the point of beginning; thence continuing S 89°54'55" W on the South line of said Northeast 1/4, 329.56 feet; thence N 37°08'50" E, 324.92 feet; thence S 52°51'10" E, 122.00 feet to a point of curve; thence on a curve to the right (radius being 39.22 feet) an arc distance of 45.86 feet; thence S 14°08'50" W, 25.00 feet to a point of curve; thence on a curve to the right (radius being 98.00 feet) an arc distance of 30.22 feet; thence S 0°05'05" E, 54.09 feet; thence N 89°54'55" E, 39.49 feet; thence S 0°05'05" E, 38.00 feet to the point of beginning. (The North line of said Northwest 1/4 assumed East-West in direction.)

Together with the interest of "Grantee" in certain easements recorded at Book 502, Page 361 and Book 494, Page 515 of the Miscellaneous Records at the Register of Deeds Office in Douglas County, Nebraska, as amended by Addendums thereto dated March 27, 1979.

Handwritten notes and scribbles: "Book 1625 Page 392 of Section 34", "Page 525", "Index", "Comp'd", "34-15-12", "2/25/79".

RECEIVED 1979 JUN -6 PM 2:49  
C. HAROLD OSTER  
REGISTER OF DEEDS  
DOUGLAS COUNTY, NEBR.

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