

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Millard R. Seldin and Beverly Seldin, his wife, (Grantors herein), in consideration of the sum of One Dollar (\$1.00) and other valuable consideration in hand paid, do hereby grant, bargain, sell and convey unto Royalwood Estates, Inc. (Grantee herein) the following described real estate:

**Lots 1 through 112 inclusive, in Royalwood Estates, a subdivision in Douglas County, Nebraska.**

TO HAVE AND TO HOLD the above described premises, with the aforesaid appurtenances, unto the said Grantee and to its assigns, forever, and the Grantors herein, for themselves and their successors do covenant with the Grantee named herein and with its assigns that they are lawfully seized of said premises; that they are free from encumbrance, except building restrictions, easements and covenants of record and subject to subsequent regular taxes; subject also to taxes, assessments, use fees and charges levied or collectable by Sanitary and Improvement District No. 31 of Douglas County, Nebraska. Grantors further covenant that they have good title to and good right and lawful authority to convey the premises and they do hereby covenant to warrant and forever defend said premises unto the Grantee named herein and unto its assigns, forever, against the lawful claims of all persons whomsoever, excluding the exceptions named herein.

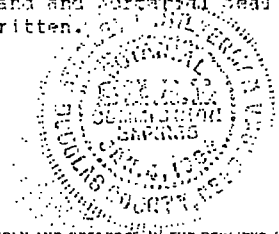
IN WITNESS WHEREOF, the said Grantors have caused this instrument to be executed this 9th day of February, 1961.

Millard R. Seldin  
Millard R. Seldin  
Beverly Seldin  
Beverly Seldin

STATE OF NEBRASKA )  
                          ) SS.  
COUNTY OF DOUGLAS )

On the date last-above written, before me, the undersigned, a Notary Public in and for said County, personally came Millard R. Seldin and Beverly Seldin, his wife to me personally known to be the identical persons whose names are affixed to the above conveyance, and acknowledged the execution thereof to be their voluntary act and deed.

WITNESS my hand and Notarial Seal at Omaha in said County the day and year last above written.



Stanley Schuman  
Notary Public

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Royalwood Estates, Inc. a Nebraska ~~CORPORATION~~ (Grantor herein), in consideration of the sum of One Dollar (\$1.00) and other valuable consideration in hand paid, does hereby grant, bargain, sell and convey unto Millard R. Seldin

(Grantee(s) herein), the following described real estate:

Lot Twenty-six (26), Lots Fifty (50) to Fifty-eight (58), inclusive, and Lots Seventy-four (74) to One Hundred Twelve (112), inclusive, in Royal Wood Estates, an addition in Douglas County, Nebraska.

TO HAVE AND TO HOLD the above described premises, with the aforesaid appurtenances, unto the said Grantee(s) and to his, her or their assigns, and the Grantor herein, for itself and its successors does covenant with the Grantee(s) named herein and with his, her or their assigns that it is lawfully seized of said premises; that they are free from encumbrance, except building restrictions, easements and covenants of record and subject to subsequent regular taxes; subject also to taxes, assessments, use fees and charges levied or collectable by Sanitary and Improvement District No. 31 of Douglas County, Nebraska. Grantor further covenants that it has good title to and good right and lawful authority to convey the premises and it does hereby covenant to warrant and forever defend said premises unto the Grantee(s) named herein and unto his, her or their assigns, forever, against the lawful claims of all persons whomsoever, excluding the exceptions named herein.

IN WITNESS WHEREOF, the said Grantor has caused this instrument to be executed by its President and its Corporate Seal to be affixed hereto this 27 day of July, 1961.

Royalwood Estates, Inc.  
A Corporation

By: Millard R. Seldin  
President Millard R. Seldin

Attest: Theodore M. Seldin  
Secretary Theodore M. Seldin



STATE OF NEBRASKA)  
                                  )ss.  
COUNTY OF DOUGLAS)

On the date last-above written, before me, the undersigned, a Notary Public in and for said County, personally came Millard R. Seldin, President of the Royalwood Estates, Inc.

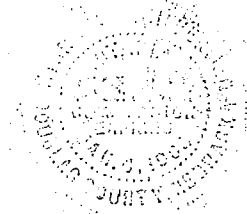
(a corporation) to me personally known to be the President and the identical person whose name is affixed to the above conveyance, and acknowledged the execution thereof to be his voluntary act and deed as such officer and the voluntary act and deed of said corporation, and that the Corporate Seal of the said Corporation was thereto affixed by its authority.

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

Stanley P. Reimann  
Notary Public

My Commission Expires:

January 4, 1964



27  
ENTERED IN NUMERICAL INDEX AND RECORDED IN THE REGISTER OF DEEDS OFFICE IN DOUGLAS COUNTY, NEBRASKA  
27 DAY July 1961 AT 12:24 P.M. THOMAS J. O'CONNOR, REGISTER OF DEEDS  
1425

1905 7/21/85  
1984

THIS INDENTURE, Made this 7th day of March, in the year one thousand nine hundred and Eighty-Five, between

MONTCLAIR INVESTMENT CO., A Nebraska General Partnership

of the first part, and SELDIN PROPERTIES, A Nebraska Partnership

WITNESSETH, that the said party of the first part, in consideration of the sum of One Dollar and other considerations \* \* \* (\$1.00) \* \* \* DOLLARS, to duly paid, the receipt whereof is hereby acknowledged, remised, released, and quit-claimed, and by these presents do remise, release and forever quit-claim unto the said part of the second part, and to his, her or their heirs and assigns forever, all his, her or their right, title and interest, in and to all

Out Lot One (1), except that part taken for road purposes, and Out Lot Two (2) in ROYAL WOOD ESTATES, an Addition to the City of Omaha, as surveyed, platted and recorded, in DOUGLAS COUNTY, NEBRASKA

NEBRASKA DOCUMENTARY  
488 STAMP TAX 3-1185  
Date \_\_\_\_\_ By M. M. \_\_\_\_\_

Together with all and singular the hereditaments thereunto belonging. TO HAVE AND TO HOLD the above described premises unto the said grantee and to grantee's heirs and assigns forever so that neither the said grantor, nor any person in his, her or their name and behalf, shall or will hereafter claim or demand any right or title to the said premises or any part thereof, but they and every one of them shall by these presents be excluded and forever barred.

MONTCLAIR INVESTMENT CO., a Nebraska General Partnership  
Stanley C. Silverman, General Partner

STATE OF Nebraska, County of Douglas

Before me, a notary public qualified for said county, personally came

Stanley C. Silverman, General Partner of Montclair Investment Co., a Nebraska General Partnership.

GENERAL NOTARY - State of Nebraska  
MAXINE CHAMBERLIN  
My Comm. Exp. 4/18/88

known to me to be the identical person or persons who signed the foregoing instrument and acknowledged the execution thereof to be his, her or their voluntary act and deed, and the voluntary act and deed of said Partnership.

Witness my hand and notarial seal on March 7, 1985

My commission expires: April 18, 1988. Maxine Chamberlin, Notary Public.

30  
Recd.

RECEIVED

1905 MAR 11 AM 11:45

GEORGE J. CHOLEWICKI  
REGISTERED PROFESSIONAL  
NOTARY PUBLIC

Book 1750  
Page 502  
of Recd.

Fee 6.00  
Del. 3/7/85  
Index 241185  
Comped 4/1  
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MC B.S.I.