

8420 20 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That The Ohio National Life Insurance Company, an Ohio corporation, in consideration of One dollar and other valuable considerations in hand paid, does hereby grant, bargain, sell, convey and confirm unto P. J. Morgan, Trustee, the following described real estate, situated in the County of Douglas and State of Nebraska, to-wit:

A tract of land located in the NE 1/4 of the NE 1/4 of Section 30, Township 15 North, Range 12 East of the 6th P.M., Douglas County, Nebraska, more particularly described as follows:

Commencing at the Northeast corner of said Section 30, thence S 00° 00' 00" E (assumed bearing) along the East line of said Section 30, a distance of 250.00 feet; thence S 89° 35' 00" W, a distance of 50.00 feet to a point on the West right-of-way line of 120th Street, said point also being the Point of Beginning; thence S 00° 00' 00" E, along said West right-of-way line of 120th Street, a distance of 411.58 feet; thence S 89° 37' 00" W, a distance of 397.00 feet; thence N 00° 00' 00" E, a distance of 411.53 feet; thence N 89° 35' 00" E, a distance of 397.00 feet to the Point of Beginning.

Said tract of land contains an area of 163,347 square feet or 3.749 acres,

together with all the tenements, hereditaments, and appurtenances to the same belonging, and all the estate, title, dower, right of homestead, claim or demand whatsoever of the said Grantor of, in, or to the same, or any part thereof;

TO HAVE AND TO HOLD the above described premises, with the appurtenances, unto the said Grantee and to its successors and assigns forever, and that the said Grantor for itself and its successors and assigns, does covenant with said Grantee and with its successors and assigns, that it is lawfully seized of said premises, that they are free from encumbrances except all building and use restrictions, covenants now of record, an easement dated May 1, 1970, recorded in Book 491, Page 477, of the Miscellaneous Records, Douglas County, Nebraska, an easement dated September 15, 1970, recorded in Book 494, Page 521, of the Miscellaneous Records, Douglas County, Nebraska, a lack of right-of-way or right to ingress and egress to the lower level garage, rights of tenants in possession and all taxes and assessments payable after December 20, 1978, which the Grantee agrees to pay the same as a part of the consideration hereof; and that it has good right and lawful authority to sell the same and that it will and its successors and assigns shall warrant and defend the same unto the said Grantee and its successors and assigns, forever, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said The Ohio National Life Insurance Company has caused these presents to be executed by its Vice President and its Secretary, its duly authorized officers, this 15th day of day of December, 1978.

In the presence of:

THE OHIO NATIONAL LIFE INSURANCE COMPANY

Melissa J. Wolfe
Melissa J. Wolfe

W. C. Kautz
W. C. Kautz, Vice President

Teresa Boothby
Teresa Boothby

NEBRASKA DOCUMENTARY STAMP TAX
DEC 20 1978
\$ 1325.50

Donald J. Zimmerman, Secretary

STATE OF OHIO)
) SS
COUNTY OF HAMILTON)

On this 15th day of December, 1978, before me, a Notary Public in and for said County, personally came the above named W. C. Kautz and Donald J. Zimmerman, who are personally known to me to be the identical persons whose names 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.

Teresa Boothby
Notary Public, State of Ohio
My Comm. Expires 07-16, 1982

Teresa Boothby
Teresa Boothby, Notary Public

RECEIVED
1978 DEC 20 PM 4:04

Book 1613
Page 588
of 222
Folio 371
Index H
Comped H
N 30-15-12
30-15-12

Park Place
INC never in
Title
Don't show
this eas.