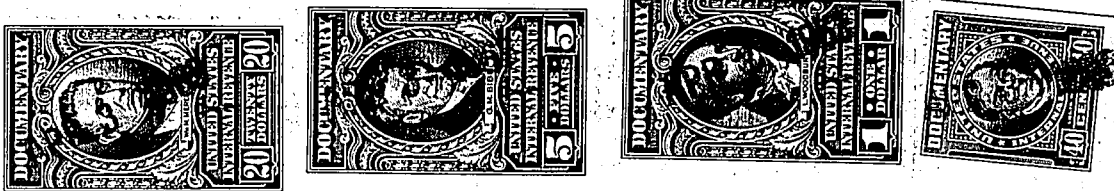


WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That JAMES C. EMMERT and DOROTHY S. EMMERT, Husband and Wife, and DAVID E. BEBER and ARLENE D. BEBER, Husband and Wife in consideration of Ten and no/100 (\$10.00) ----- DOLLARS in hand paid, do hereby grant, bargain, sell, convey and confirm unto GOODRICH DAIRY, INC., a corporation

the following described real estate, situate in the County of Douglas and State of Nebraska, to-wit:

The West 120 feet of the South 120 feet of the North 270 feet of Lot 3, in Block 5, Rockbrook Heights, an addition in Douglas County, Nebraska, as surveyed, platted and recorded



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 grantors 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 GOODRICH DAIRY, INC., a corporation

and to its successors ~~heirs~~ and assigns forever, and the said grantors for themselves and their heirs, executors, and administrators, do covenant with said grantee and with their heirs and assigns, that they are lawfully seized of said premises, that they are free from encumbrance except protective covenants and building restrictions of record, easements and consolidated general taxes due January 1, 1964.

that they 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 said Goodrich Dairy, Inc., a corporation and its successors ~~heirs~~ and assigns, forever, against the lawful claims of all persons whomsoever

IN WITNESS WHEREOF have hereunto set hand this 8th day of March A. D. 1963

In presence of

JAMES C. EMMERT

DOROTHY S. EMMERT, Husband and Wife

DAVID E. BEBER

ARLENE D. BEBER, Husband and Wife

STATE OF NEBRASKA,

ss.

County of Douglas On this 8th day of MARCH A. D. 1963, before me, a Notary Public in and for said County, personally came the above named James C. Emmert and Dorothy S. Emmert, Husband and Wife and David E. Beber and Arlene D. Beber, Husband and Wife

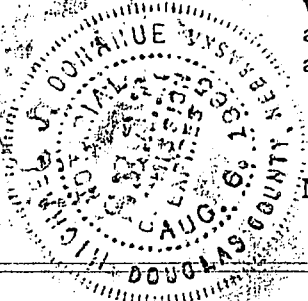
who personally known to me to be the identical person, whose name are affixed to the above instrument as grantor, and they acknowledged said instrument to be their voluntary act and deed.

WITNESS my hand and Notarial Seal the date last aforesaid.

Michael J. Alonhue

Notary Public.

My commission expires on the 6th day of August A. D. 1965



E A S E M E N T

For, and in consideration of the sum of Ten Dollars (\$10.00) in hand paid, the receipt of which is hereby acknowledged, and for other good and valuable considerations, JAMES C. EMMERT and DOROTHY S. EMMERT, husband and wife, and DAVID E. BEBER and ARLENE D. BEBER, husband and wife, do herewith and hereby grant, sell, convey and confirm unto GOODRICH DAIRY, INC., a corporation, and to its successors and assigns, a perpetual easement on, above, under or across the South 10 feet of the North 160 of the East 120 feet of Lot 3, in Block 5, Rockbrook Heights, an addition in Douglas County, Nebraska, as surveyed, platted and recorded, to construct, build, maintain and operate any underground sanitary sewer lines.

This easement is granted upon express condition that GOODRICH DAIRY, INC., shall pay all costs of construction of such sanitary sewer lines and fill in the trench with mechanically compacted material, sow grass seed over said trench, and generally leave the premises in a neat and orderly condition as prior to such construction, and, further, that if any changes, repairs, or alterations are necessary to be made at any time, the said GOODRICH DAIRY, INC. shall make good to the owner or owners of such lots hereinabove set forth, any and all damage that may be done by said changes, alterations or repairs in the way of damage to tree, grounds, buildings, or other improvements thereon.

IN WITNESS WHEREOF, we have hereunto set our hands this

8 1/2

day of MARCH, 1963.

James C. Emmert

Dorothy S. Emmert

David E. Beber

Arlene D. Beber

STATE OF NEBRASKA)
) SS.
COUNTY OF DOUGLAS)

On this 8th day of MARCH, 1963, before me the undersigned, a Notary Public, duly commissioned and qualified for said County, personally came James C. Emmert and Dorothy S. Emmert, husband and wife, and David E. Beber and Arlene D. Beber, husband and wife, to me known to be the identical persons whose names are subscribed to the foregoing instrument, and acknowledged the execution thereof to be their voluntary act and deed.

WITNESS my hand and notarial seal the day and year last above written.

Notary Public

BEER & RICHARDS
ATTORNEYS AT LAW
OMAHA 2, NEBRASKA

2
Frank

RECEIVED

1955 APR 5 PM 1 46

CLERK OF DEEDS
REGISTER OF DEEDS
DOUGLAS COUNTY, NEBR.

BOOK 1180
PAGE 281
DEEDS

Henry J. [unclear]
SARVIS OF DEEDS

Donnell [unclear] - [unclear]
707 City [unclear]
1450

64-733

Dec 26 40

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