

17-15-13

KNOW ALL MEN BY THESE PRESENTS, That DEAN RAWSON MOTORS, INC., a Nebraska Corporation, formerly BAXTER CARS, INC. a corporation

organized and existing under and by virtue of the laws of the State of Nebraska, for

and in consideration of the sum of ONE (\$1.00) and other valuable consideration DOLLARS

in hand paid does hereby grant, bargain, sell and convey unto SOUTH SEAS WATER GARDENS, INC., a Nebraska Corporation

grantee(s) the following described real estate, situated in the County of

Douglas and State of Nebraska, to-wit:

A tract of land located in the West 50.0 feet of the East 160.0 feet of the North 140.0 feet of Tax Lot 20, in the Northwest 1/4 of Section 17, Township 15 North, Range 13 East, of the 6th P.M., in Douglas County, Nebraska in the City of Omaha described as follows: Beginning at the Northeast corner of said tract of land; thence S 01 degrees 01 minutes 00 seconds W, (Assumed bearing), on the East line of said tract, 140.0 feet to the Southeast corner of said tract; thence S 89 degrees 49 minutes 00 seconds W on the South line of said tract, 34.63 feet; thence N 01 degrees 11 minutes 00 seconds E, 64.10 feet; thence N 88 degrees 55 minutes 00 seconds W, 3.50 feet; thence N 01 degrees 05 minutes 00 seconds E, 75.95 feet to a point on the North line of said tract; thence East on the North line of said tract; 37.85 feet to the point of beginning, excepting and reserving unto the said grantor, its successors and assigns, full and free right and liberty at all times hereafter of a permanent right and easement of ingress and egress for vehicular and pedestrian traffic and the right to use, maintain, repair, improve and replace fence gates and fence posts on or similar to those presently located on said tract of land for use with and occupation of grantor's other adjoining lands, said property legally described as: a tract of land located in the West 50.0 feet of the East 160.0 feet of the North 140.0 feet of Tax Lot 20, in the Northwest 1/4 of the Southeast 1/4 of Section 17, T15N, R13E of the 6th P.M., Douglas County, Nebraska in the City of Omaha described as follows: Commencing at the Northeast corner of said tract of land; Thence West (assumed bearing) on the North line of said tract, 37.85 feet; thence S 01° 05' 00" W, 60.95 feet to the point of beginning; thence continuing S 01° 05' 00" W, 15.00 feet; thence S 88° 55' 00" E, 5.00 feet; thence N 01° 05' 00" E, 15.00 feet; thence N 88° 55' 00" W, 5.00 feet to the point of beginning.

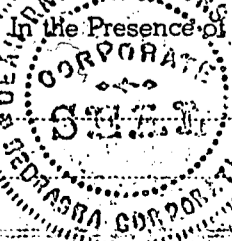
TO HAVE AND TO HOLD the premises above described, together with all the Tenements, Hereditaments and Appurtenances thereunto belonging unto the said grantee(s) and to his, her or their heirs and assigns forever.

And the grantor herein for itself or its successors, does hereby covenant and agree to and with the said grantee(s) and his, her or their 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 prorated 1973 County and 1974 City Taxes. Also subject to all taxes and assessments hereafter levied or assessed and interest thereon. Subject to easements of record.

That grantor does hereby covenant to warrant and defend the said premises against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF the said grantor has caused this instrument to be executed by its president and its corporate seal to be affixed hereto.

Signed this 17th day of September, 1974



NEBRASKA DOCUMENTARY STAMP TAX
OCT 4 - 1974
17.05 BY *mm*

Dean Rawson Motors, Inc.
Dean Rawson Motors, Inc. A Corporation
By: *Dean C. Rawson* President
Attest: *Ronald K. Parsonage* Secretary

\$1

STATE OF NEBRASKA
COUNTY OF DOUGLAS } ss.

On this 17th day of SEPTEMBER 1974 before me,
the undersigned, a Notary Public in and for said County

personally came DEAN C. RAWSON, President of
DEAN RAWSON MOTORS, 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 seal at Omaha in said county the day and year last above written.

Judy K. Norrish
Notary Public.

My Commission expires the 18th day of January 1977.

38/2nd

RECEIVED
1974 OCT -4 PM 3:40
C. HAROLD OSTLER
REGISTER OF DEEDS
DOUGLAS COUNTY, NEBR.

THE STATE OF NEBRASKA } ss.
Douglas County
Entered in Numerical Index and filed
for record in the office of the Register of
Deeds of said County and recorded in
Book 1510 of Deeds
Page 653

C. Harold Ostler
Register of Deeds
By _____ Deputy
MAIL _____
G.P.N.P.A. 6.25 ✓
Compared 17-15-13 For 6.25
7-17-05

17-15-13

CORPORATION WARRANTY DEED
FROM _____
TO _____

STATE OF _____ } ss.
County _____ }
Entered in Numerical Index and filed for
record in the clerk's office of said county the
_____ day of _____, 19____
at the hour of _____ o'clock and _____ minutes
_____ M. and duly recorded in book _____
of deeds on page _____

County Clerk _____
Deputy _____
Mitchell Realtors
9009 Blondo