

THE BYRON REED CO.,
Real Estate Agents and Conveyancers,
OMAHA, NEB.

WARRANTY DEED

Keeps a Complete
Abstract of Titles to all Real Estate
in Douglas County

Know all Men by these Presents, That THE BYRON REED COMPANY, a corporation organized under the laws of the State of Nebraska, Trustee

in consideration of Two and no/100 Dollars and other valuable consideration DOUBARSX

in hand paid, do hereby GRANT, BARGAIN, SELL, CONVEY, AND CONFIRM unto Kellogg Company, a corporation

the following described REAL ESTATE,

situate in the County of Douglas and State of Nebraska, to-wit:

Lot Four (4) in Shull's Fourth Addition to the City of Omaha, as surveyed, platted and recorded. Also a part of Tax Lot Five (5) described as follows: Beginning at a point 14 feet South of the Southeast corner of Lot One (1) Shull's Fourth Addition to the City of Omaha, as surveyed, platted and recorded, thence South 488.1 feet to the northernly line of the Union Pacific Railroad right-of-way, thence Southwesternly along said right-of-way, 100.2 feet to the North line of Lincoln Avenue, now Center Street, thence west along the North line of Lincoln Avenue now Center Street, 477.2 feet to a point 37.1 feet east of the east line of 25th Avenue, thence North and parallel to the East line of 25th Avenue a distance of 417 feet, thence West 37.1 feet to the East line of 25th Avenue, thence North along the East line of 25th Avenue a distance of 59 feet, thence East a distance of 588.2 feet to the place of beginning all located in the Southeast quarter of the Northeast quarter of Section 22, Township 15, North Range 13 East of the Sixth P. M. in the City of Omaha, Douglas County, Nebraska.

Subject to the county and state taxes for the year 1946 and the city taxes for the year 1947 and all taxes and assessments levied or assessed on and after this date. Also subject to right-of-way to the City of Omaha for sewer purposes.

TOGETHER with all the Tenements, Hereditaments, and Appurtenances to the same belonging, and all the ESTATE, TITLE, DOWER CLAIM, OR DEMAND whatsoever of the said THE BYRON REED COMPANY, Trustee

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 Kellogg Company, a corporation and to its successors Trustee heirs and assigns, forever: And the said THE

BYRON REED COMPANY, for itself and its successors doth covenant with the said Kellogg Company, a corporation and with its successors heirs and assigns, that it is lawfully seized of

said premises; that they are free from incumbrance; that it has good right and lawful authority to sell the same, and that it

will and its successors shall, warrant and defend the same unto the said Kellogg Company, a corporation and its successors heirs and assigns, forever, against the lawful claims and demands of all persons whomsoever.

WITNESS the hand of the corporation by its president, and the seal thereof this 2nd day of December

A. D. One Thousand Nine Hundred Forty-six (1946)

IN PRESENCE OF

THE BYRON REED COMPANY, TRUSTEE

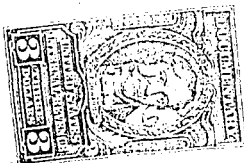
By L. P. Campbell
President

The State of Nebraska, }
Douglas County, } ss.

On this 2nd day of December A. D. 1946

before me, a Notary Public in and for said County, personally came the above L. P. Campbell named BYRON REED, President of THE BYRON REED COMPANY, who is personally known to me to be the identical person whose name is affixed to the above Deed as President of THE BYRON REED COMPANY the grantor, and he acknowledged the instrument to be his voluntary act and deed, and the voluntary act and deed of said corporation., as such trustee

WITNESS my hand and Notarial Seal the date aforesaid.



L. P. Campbell
Notary Public.