

THIS INDENTURE, Made this 2nd day of ~~JULY~~, AUGUST A. D., 1951 between

KNICKERBOCKER BROAD STREETS CORPORATION of 11 East 36th Street, New York, New York

AKC (sometimes known as Knickerbocker Broad Streets Corporation) *AKC*

a corporation organized and existing under and by virtue of the laws of the State of New York party of the first part, and ROBERTS DAIRY COMPANY,

of the County of Douglas, and State of Nebraska, party of the second part,

WITNESSETH. That the said party of the first part for and in consideration of the sum of ONE DOLLAR (\$1.00) and other valuable considerations DOLLARS in hand paid, receipt whereof is hereby acknowledged, has sold and by these presents does grant, convey and confirm unto the said party of the second part, the following described premises, situated in

Douglas County, and State of Nebraska, to-wit:

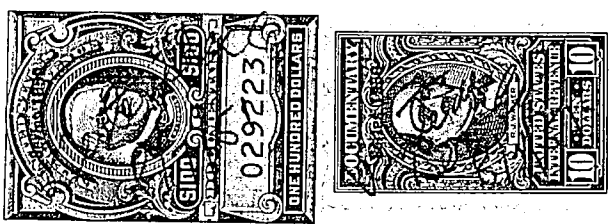
All of LOTS SIXTEEN (16), SEVENTEEN (17), EIGHTEEN (18), NINETEEN (19) AND THE EAST TWO THOUSAND FIVE HUNDRED AND TWO (2502) SQUARE FEET OF LOT TWENTY (20), AND THE EAST TWO THOUSAND TWO HUNDRED THIRTY (2230) SQUARE FEET OF LOT TWENTY ONE (21) AND ALL OF LOTS TWENTY TWO (22), TWENTY THREE (23), TWENTY FOUR (24), TWENTY FIVE (25) AND TWENTY SIX (26), TOGETHER WITH THE VACATED ALLEY ADJACENT TO SAID LOTS, ~~AND ONE HALF THE VACATED PORTION OF HARNEY STREET ADJACENT TO LOTS TWENTY ONE (21) THROUGH TWENTY SIX (26) IN BLOCK TWELVE (12), BRIGGS PLACE, AN ADDITION TO THE CITY OF OMAHA, DOUGLAS COUNTY, NEBRASKA, AS SURVEYED, PLATTED AND RECORDED.~~

SUBJECT TO - A certain mortgage to the Omaha National Bank in the principal sum of \$100,000.00 and recorded in Book 1067 of Mortgages at Page 109, which is assumed by the grantee herein;

SUBJECT TO - Easements and licenses of record. SUBJECT TO a lease between Knickerbocker Broad Streets Corp. and United States Rubber Company dated January 31, 1951.

SUBJECT TO - the prorated second half of State and County taxes for the year 1950 and City taxes for the year 1951.

AKC Together with any and all right, title and interest of the party of the first part in and to one-half the vacated portion of Harney Street adjacent to Lots Twenty-One (21) through Twenty-Six (26), inclusive, in the above mentioned Block Twelve (12). *AKC*



TO HAVE AND TO HOLD the premises above described, together with all the Tenements, Hereditaments and Appurtenances thereunto belonging unto the said Roberts Dairy Company

And the said Knickerbocker Broad Streets Corporation for itself or its successors, does hereby covenant and agree to and with the said party of the second part and 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 except as above.

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

IN WITNESS WHEREOF, the said

Knickerbocker Broad Streets Corporation ~~has hereunto caused its corporate seal to be affixed and these presents to be signed by its~~ Vice President and attested to by its Secretary the day and year first above written.

Signed, sealed and delivered in presence of



W. D. Delaney Jr. Secretary

KNICKERBOCKER BROAD STREETS CORP.

By *Arthur R. Black* Vice President

State of New York, } ss.:
County of New York, }

No. 76104

I, ARCHIBALD R. WATSON, County Clerk and Clerk of the Supreme Court, New York County, a Court of Record having by law a seal, DO HEREBY CERTIFY that

whose name is subscribed to the annexed affidavit, deposition, certificate of acknowledgment or proof, was at the time of taking the same a NOTARY PUBLIC in and for the State of New York; that pursuant to law a commission or a certificate of his official character, and his autograph signature, have been filed in my office; that as such Notary Public he was duly authorized by the laws of the State of New York to administer oaths and affirmations, to receive and certify the acknowledgment or proof of deeds, mortgages, powers of attorney and other written instruments for lands, tenements and hereditaments to be read in evidence or recorded in this State; to protest notes and to take and certify affidavits and depositions; and that I am well acquainted with the handwriting of such Notary Public, or have compared the signature on the annexed instrument with his autograph signature deposited in my office, and believe that the signature is genuine.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal

this _____ day of _____, 1951

FEE PAID 25¢

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County Clerk and Clerk of the Supreme Court, New York County

STATE OF NEW YORK }
NEW YORK } County } ss.

On this 2nd day of August 1951 before me,

personally came ANDREW R. CLARK Vice, President of the

KNICKERBOCKER BROAD STREETS CORP.

to me personally known to be the Vice 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 the said KNICKERBOCKER BROAD STREETS CORP., and that

the Corporate seal of the said KNICKERBOCKER BROAD STREETS CORP. was thereto affixed by its authority.

Witness my hand and Notarial Seal at New York in said county the day and year last above written.

My Commission expires the 30 day of MARCH 1952

WILLIAM McKELVEY
Notary Public, State of New York
No. 41-7829300
Qualified in Queens County
Cert. Filed in Queens and
N. Y. Co. Clk's. & Reg. Offices
Commission Expires March 30, 1952

Notary Public.

The undersigned, ROBERTS DAIRY COMPANY of the County of Douglas, State of Nebraska, the Grantee named in the foregoing deed, does hereby assume the payment of a certain mortgage in the principal sum of One Hundred Thousand (\$100,000) Dollars to the Omaha National Bank, recorded in Book 1067 of Mortgages at Page 109.

Dated: August 7, 1951.

ROBERTS DAIRY COMPANY

By C. G. Warner Treasurer President

STATE OF NEBRASKA } ss.
DOUGLAS COUNTY }

On this 7th day of August, 1951, before me, the undersigned, a Notary Public in and for said County, personally came

C. G. Warner Treasurer, President of the ROBERTS DAIRY COMPANY, 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 the said ROBERTS DAIRY COMPANY, and that the Corporate seal of the said ROBERTS DAIRY COMPANY was thereto affixed by its authority.

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

My Commission expires the 27th day of August 1953

Notary Public.