

1768 345

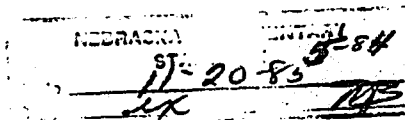
WARRANTY DEED

4526 S. 84 ST.  
KNOW ALL MEN BY THESE PRESENTS, that ROGER D. HANEY and BERNICE HANEY, husband and wife, hereinafter referred to as "Grantor", in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell, convey and confirm unto INDUSTRIAL 72 LIMITED PARTNERSHIP, a Nebraska limited partnership, hereinafter referred to as "Grantee", the following property in Douglas County, Nebraska, legally described as follows:

Lot 1, in AMANDA'S FIRST ADDITION, an Addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska, but excluding any trackage easement rights and obligations referred to in that certain Easement Agreement dated November 2, 1982, and recorded November 8, 1982, in Book 679, at Page 474, of the Miscellaneous Records in the office of the Register of Deeds of Douglas County, Nebraska.

To have and to hold the above described premises, together with all tenements, hereditaments and appurtenances thereunto belonging unto the Grantee and to Grantee's successors and assigns forever.

Grantor, for itself and its successors, does hereby covenant with Grantee and with Grantee's successors and assigns, that Grantor is lawfully seized of said premises; that they are free from encumbrance except all easements, restrictions and reservations contained in that certain Warranty Deed, dated August 27, 1959, from Union Pacific Railroad Company to Nathan Co., recorded in Book 1076 of Deeds, at Page 199, in the Office of the Register of Deeds of Douglas County, Nebraska, as modified by a Relinquishment and Quit Claim dated February 25, 1975 and recorded in Book 548 of Miscellaneous Records at Page 503, and except all other easements, restrictions, reservations and covenants of record not hereinabove excluded in the legal description of the property; that Grantor has good, right and lawful authority to convey the same; and that Grantor warrants and will defend the title to said premises against the lawful claims of all persons whomsoever.



this 30 day of October, 1985.

ROGER D. HANEY and BERNICE HANEY,  
husband and wife

Roger D. Haney  
Bernice Haney

STATE OF NEBRASKA )  
 ) ss.  
DOUGLAS COUNTY )

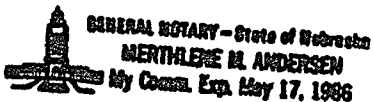
On this 30 day of October, 1985, before me, the undersigned a Notary Public duly commissioned and qualified for in said county personally came ROGER D. HANEY and BERNICE HANEY, husband and wife, to me known to be the identical persons whose names are affixed to the foregoing instrument and acknowledged the execution thereof to be their voluntary act and deed.

Witness my hand and Notarial Seal the day and year last above written.

(SEAL)

Matthew W. Anderson  
Notary Public

By Commission expires the 17 day of May, 1986.



BK 17168 Del. JP N 90-911 Fee 10.50/105  
PG 345 Indx. HA, AA 90/97 2w MC AA  
OF Deedms Comp HB Comp kw

RECEIVED  
1985 NOV 20 AM 9:53  
GEORGE J. BUELEWICZ  
REGISTER OF DEEDS  
DOUGLAS COUNTY, NEBR.

7149 Dec 13