

6152 Military Ave 104

KNOW ALL MEN BY THESE PRESENTS, That BENSON FEED MILLS, 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 Two and No/100ths (\$2.00) DOLLARS and other valuable consideration

in hand paid does hereby grant, bargain, sell and convey unto

MARK COOK HARRY L. MURRILL, SR. KNOEL COOK AS TENANTS IN COMMON

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

Douglas and State of Nebraska, to-wit:

Lots 7, 8, 9, 10, 14, 15, 16 and the West 4.0 feet (4') of Lot 17, Block 10, Benson, as platted and recorded, Douglas County, Nebraska, together with the vacated alley adjacent thereto, and excepting therefrom any interest in road, highway or street right-of-way (N.W. Radial Highway & Military Ave.). Also excepting therefrom that part of Lots 14, 15, 16 and the West 4.0 feet (4') of Lot 17, Block 10, as described in a Warranty Deed recorded in Book 1511, Page 11, and being further described as follows (taken from said Warranty Deed): beginning at a point on the easterly line of Military Avenue on the south line of Lot Fifteen (15), Block Ten (10), Benson, as surveyed, platted and recorded in Douglas County, Nebraska, 48 feet west of the southeast corner of said Lot Fifteen (15); thence northwesterly along the easterly line of Military Avenue 62.63 Feet; thence east 126.3 feet to a point 4 feet east of the east line of Lot Sixteen (16); thence south and parallel to the east line of said Lot Sixteen (16), 57.45 feet to the north property line of Binney Street; thence west 102 feet to the place of beginning, being the south part of Lots Fourteen (14), Fifteen (15), Sixteen (16) and the west 4 Feet of Lot Seventeen (17), as described above, all in Block Ten (10), Benson, a Subdivision, and now a part of the City of Omaha.

Seller hereby reserves an unobstructed permanent easement across the south five feet (5') of the above described property for purposes of building maintenance, and ingress and egress to perform said maintenance.

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 except easements, restrictions and encumbrances of record.

NEBRASKA DOCUMENTARY STAMP TAX Date 4-23-85 \$ 54.45 By [Signature]

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 12th day of April, 1985.

In the Presence of [Signature]

BENSON FEED MILLS, INC. A Corporation

By [Signature] President

Attest [Signature] Secretary

BOOK 1753 PAGE 339

STATE OF NEBRASKA }
DOUGLAS COUNTY } ss.

On this 12th day of April 1985 before me,

the undersigned, a Notary Public in and for said County and Secretary

personally came Donald M. Vervaecke, President of BENSON FEED MILLS, INC. (a corporation) and Secretary

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 Notarial Seal at Omaha in said county the 12th day and year last above written.

Michael McCormack
Notary Public.

My Commission expires the 29th day of Nov 1985



53 Deed

RECEIVED
1985 APR 23 AM 10:45
GEORGE J. BUGLEWICZ
REGISTER OF DEEDS
DOUGLAS COUNTY, NEBR.

Book 1753
Page 338
of Deeds

Fee 14.00
Del [initials]
Index AN/A
Comped LA
N 14A-46 etc BP
LAH
Comped BP
M BP

CORPORATION WARRANTY DEED
FROM
TO
County } ss.
STATE OF
Entered in Numerical Index and filed for record in the clerk's office of said county the 12th day of April, 1985 at the hour of 7 o'clock and minutes M. and duly recorded in book 1753 of deeds on page 338.
County Clerk
Deputy
M. Curran
5101 Center
68106
The Huffman General Supply House, Lincoln, Nebr.