

LAW OFFICES
 FITZGERALD & SMITH
 OMAHA

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That MAURICE M. VERVAECKE and JUCILLE A. VERVAECKE, husband and wife, as Grantors, in consideration of THREE THOUSAND FIVE HUNDRED AND NO/100 DOLLARS, in hand paid, do hereby grant, bargain, sell, convey and confirm unto BENSON IMPLEMENT & APPLIANCE CORP., a Nebraska corporation, as Grantee, the following described real estate, situate in the County of Douglas and State of Nebraska, to-wit:

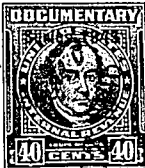
Beginning at a point on the easterly line of Military Ave. on the south line of Lot 15, Block 10, Benson, as surveyed, platted and recorded, in Douglas County, Nebraska, 48 feet west of the southeast corner of said Lot 15; thence northwesterly along the easterly line of Military Ave. 62.63 feet; thence east 126.3 feet to a point 4 feet east of the east line of Lot 16; thence south and parallel to the east line of said Lot 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 14, 15, 16 and the West 4 feet of Lot 17, as described above, all in Block 10, Benson, a subdivision and now a part of the City of Omaha,

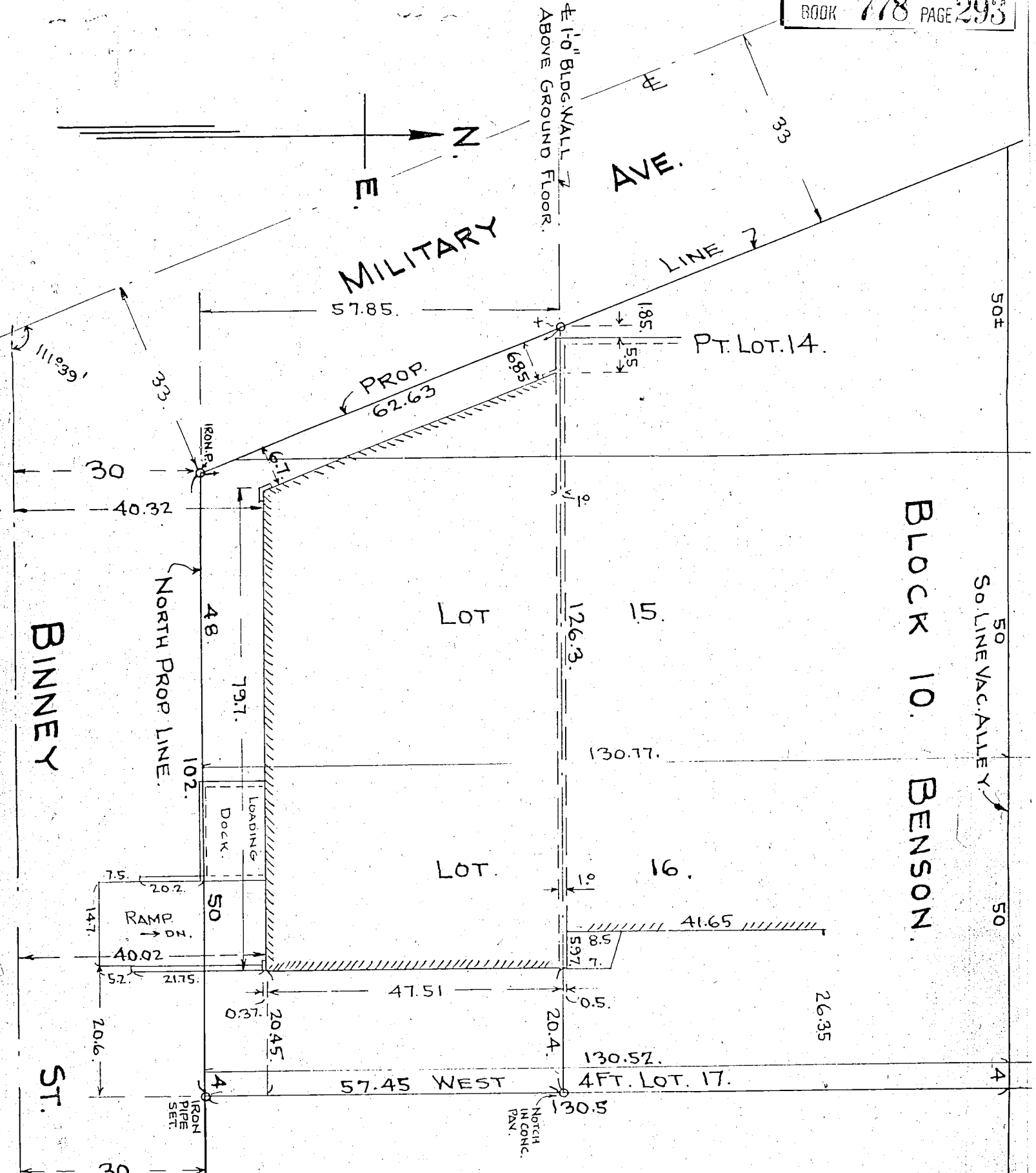
together with all the tenements, hereditaments, and appurtenances to the same belonging, and all the estate, title, dower, right of homestead, claim or demand whatsoever of the said Grantors, of, in, or to the same, or any part thereof.

Grantors reserve and retain for themselves and their heirs, administrators and assigns, a perpetual easement for driveway purposes upon and over the East 16.45 feet of Lot 16 and the West 4 feet of Lot 17 in Block 10, as above conveyed, said easement to be in favor of all of that part of Lots 14, 15, 16 and the West 4 feet of Lot 17, all in Block 10, Benson, a subdivision and now a part of the City of Omaha, Douglas County, Nebraska, not conveyed by this deed.

The parties hereto have, simultaneously with the execution of this deed, entered into a party wall agreement respecting their use and obligations with reference to a wall 126.3 feet long on the north line of the real estate herein conveyed and which said agreement defines the north boundary line of the above described tract.

TO HAVE AND TO HOLD the above described premises, with the appurtenances, unto the said Grantee and to its successors and assigns forever, and they, the said Grantors, for themselves and their heirs, executors and administrators, do covenant with said BENSON IMPLEMENT & APPLIANCE CORP., and with its successors and assigns, that they are lawfully seized of said premises, that they are free from encumbrance, except the 1945 county and state taxes and the 1946 city taxes; that they have good right and lawful authority to sell the same and that they will and their heirs, executors and administrators shall warrant and defend the same unto the said BENSON IMPLEMENT & APPLIANCE CORP., a Nebraska corporation, and its successors and assigns forever against the lawful claims of all persons whomsoever.





SURVEY OF THE SOUTH PART OF LOTS 14-15-16 AND THE WEST 4 FEET OF LOT 17, ALL IN BLOCK 10. BENSON AND LOCATION OF THE CENTER LINE OF 12 INCH NORTH WALL, WHICH CENTER LINE OF NORTH WALL IS THE NORTH BOUNDARY OF PARCEL DESCRIBED AS FOLLOWS: -

BEGINNING AT A POINT ON THE EASTERLY LINE OF MILITARY AVE, ON THE SOUTH LINE OF LOT 15, BLOCK 10 BENSON AS PLATTED AND RECORDED IN DOUGLAS COUNTY NEBR. 48 FT. WEST OF THE SOUTHEAST CORNER OF SAID LOT 15; THENCE NORTHWESTERLY ALONG THE EASTERLY LINE OF MILITARY AVE. 62.63 FT.; THENCE EAST 126.3 FT. TO A POINT 4 FT. EAST OF THE EAST LINE OF LOT 16; THENCE SOUTH AND PARALLEL TO THE EAST LINE OF SAID LOT 16, 57.45 FT. TO THE NORTH PROPERTY LINE OF BINNEY ST; THENCE WEST ONE HUNDRED TWO (102) FT. TO THE PLACE OF BEGINNING.

OMAHA, NEBR. MAR. 18, 1946.
SCALE 1"=20' WM. J. PROVAZNIK SURVEYOR.