

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That E. W. NASH BUILDING COMPANY, a corporation organized under the laws of the State of Nebraska, with its principal place of business in Omaha, Nebraska, hereinafter referred to as "Grantor", for and in consideration of the sum of One Dollar (\$1.00) and other valuable consideration in hand paid, does hereby bargain, grant, sell and convey unto REDFIELD INVESTMENT CO., a corporation organized under the laws of the State of Nebraska, hereinafter referred to as "Grantee", the following described real estate situated in the County of Douglas, State of Nebraska, to wit:

Lots 5, 6, 7, 19, 20 and 21, Replat of Block 3, E. Kountze Reserve, an Addition to the City of Omaha, Douglas County, Nebraska, except that part of Lots 5 and 21 taken by the City of Omaha for the widening of Howard Street,

which property is also described as:

The South 22.19 Feet of Lot 5; all of Lots 6, 7, 19 and 20, and the South 21.73 Feet of Lot 21, Replat of Block 3, E. Kountze Reserve, an Addition to the City of Omaha, Douglas County, Nebraska,

together with the improvements located thereon, free and clear of liens and encumbrances, subject however to the following reservations:

1. The south wall of the building on the land here conveyed is now a common or party wall of the building owned by the Grantor located immediately to the south, and the Grantor reserves to itself and its successors in ownership an easement and the right to continue to use said south wall as a common or party wall for said building.



2. This conveyance is also made subject to the rights of Pat Ash Inc., a tenant in possession of a portion of the second floor of the building here conveyed.

3. Delivery of possession is to be made as of September 1, 1959, and the taxes and insurance are to be prorated as of that date.

TO HAVE AND TO HOLD the premises above described together with all tenements, hereditaments and appurtenances thereunto belonging unto the Grantee, its grantees, heirs, successors and assigns, forever.

The Grantor herein, for itself and its successors, does hereby covenant and agree to and with the said Grantee, grantee's heirs, successors and assigns, that at the time of the execution and delivery of these premises it is lawfully seized of said premises and that it has good right and lawful authority to convey the same.

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

IN WITNESS WHEREOF, Grantor has caused these presents to be executed by its President, and its corporate seal to be affixed thereto and attested by its Secretary.

Signed this 3rd day of September 1959.

E. W. NASH BUILDING COMPANY

By [Signature]  
President



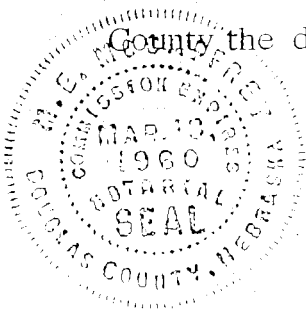
[Signature]  
Secretary

In the presence of [Signature]

STATE OF NEBRASKA )  
 ) SS.  
COUNTY OF DOUGLAS )

On this 3rd day of September 1959, before me,  
a Notary Public in and for said County, personally came E. B. Crofoot,  
President of E. W. Nash Building Company, a corporation, 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 said corporation was thereto affixed by its authority.

WITNESS my hand and Notarial Seal at Omaha in said  
County the date and year last above written.



M. E. McCaffrey  
Notary Public  
My Commission Expires 3/13/1960

26. 3 DAY Sept 1959 AT 2:50 P M. THOMAS J. O'CONNOR, REGISTRAR OF DEEDS

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