

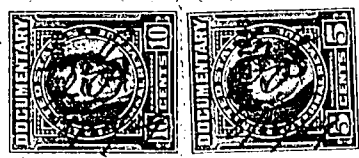
KNOW ALL MEN BY THESE PRESENTS, That MARCUS POLONSKY and SYLVIA POLONSKY, husband and wife,

in consideration of One Dollar (\$1.00) and other valuable considerations - DOLLARS in hand paid, do hereby grant, bargain, sell, convey and confirm unto FRANK E. CREVIER and GEORGIE F. CREVIER, husband and wife,



as JOINT TENANTS, and not as tenants in common; the following described real estate, situated in the County of Douglas and State of Nebraska, to-wit:

The South 72 feet of the East 30.5 feet of Lot 5, and the South 72 feet of the West 3 feet of Lot 6, in Block 7, Isaacs & Selden's Addition to the City of Omaha, as surveyed, platted and recorded, together with sidewalk and sewer easements as described and set forth on the reverse side of this deed, designated as Paragraphs (a) and (b),



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 grantor, of, in or to the same, or any part thereof; subject to the 1949 state and county taxes and the 1950 city taxes and all subsequent taxes hereafter levied or assessed against the afore-described real estate; also subject to sidewalk easement as described and set forth on the reverse side of this deed, designated as Paragraph (c).

IT BEING THE INTENTION OF ALL PARTIES HERETO, THAT IN THE EVENT OF THE DEATH OF EITHER OF SAID GRANTEEES, THE ENTIRE FEE SIMPLE TITLE TO THE REAL ESTATE DESCRIBED HEREIN SHALL VEST IN THE SURVIVING GRANTEE.

TO HAVE AND TO HOLD the above described premises, with the appurtenances, unto the said grantees as JOINT TENANTS, and not as tenants in common, and to their assigns, or to the heirs and assigns of the survivor of them, forever, and we the grantor named herein for ourselves and our heirs, executors, and administrators, do covenant with the grantees named herein and with their assigns and with the heirs and assigns of the survivor of them, that we are lawfully seized of said premises; that they are free from incumbrance except as stated herein, and that we the said grantor have good right and lawful authority to sell the same, and that we will and our heirs, executors and administrators shall warrant and defend the same unto the grantees named herein and unto their assigns and unto their heirs and assigns of the survivor of them, forever, against the lawful claims of all persons whomsoever, excluding the exceptions named herein.

IN WITNESS WHEREOF we have hereunto set our hand this 13 day of August, A. D. 1949.

Marcus Polonsky
Sylvia Polonsky

In presence of

STATE OF CALIFORNIA } ss. On this 13 day of August, 1949, before me, a Notary Public, in and for said County, personally came the above named MARCUS POLONSKY and SYLVIA POLONSKY, husband and wife,



who are personally known to me to be the identical persons whose names are affixed to the above instrument as grantors, and they acknowledged said instrument to be their voluntary act and deed. WITNESS my hand and Notarial Seal the date last aforesaid.

Notary Public. My Commission Expires Dec. 14, 1951

My commission expires on the day of A. D.

(over)

The property on the reverse side hereof is conveyed together with the following easements, to-wit:

(a) An easement for sewer purposes across and through the two properties adjoining on the East (known as 3418 and 3416 Jackson Street), said easement being through the presently existing sewer line which runs from the premises herein conveyed; thence Northeasterly to join and connect with the sewer line serving said 3418 Jackson Street at a point where it runs through the premises known as 3416 Jackson Street; thence continuing Northeasterly as a joint line to a point where it joins and connects with the sewer line serving said premises known as 3416 Jackson Street; thence continuing Northerly through the sewer line serving 3416 Jackson Street to the sewer main in the public alley adjoining on the North, including the right to maintain, repair or replace said sewer line, with the understanding that the cost of maintaining, repairing or replacing the jointly used portions of said sewer line shall be shared equally by the respective owners of the properties using same so long as said sewer shall be jointly used.

(b) An easement for joint sidewalk purposes with the owners of the property adjoining on the East (known as 3418 Jackson Street), their heirs and assigns, over and across the 3-foot concrete sidewalk as now constructed and in use along the division line between said adjoining properties, said sidewalk extending approximately $1\frac{1}{2}$ feet on either side of said division line and running from the public sidewalk in front of said properties to the rear of the houses located thereon, including the right to maintain, repair or replace said sidewalk, with the understanding that the expense thereof shall be shared equally by the owners of said adjoining properties so long as said sidewalk shall be jointly used;

The property hereby conveyed being subject to:

(c) An easement for joint sidewalk purposes with the owners of said premises adjoining on the East, their heirs and assigns, over and across the 3-foot concrete sidewalk mentioned above, including the right to maintain, repair or replace said sidewalk, with the understanding that the expense thereof shall be shared equally by the owners of said adjoining properties so long as said sidewalk shall be jointly used.