



1923 478 DEED



05936 92 478-480

THIS PAGE INCLUDED FOR  
INDEXING  
PAGE DOWN FOR BALANCE OF INSTRUMENT

TRUSTEE'S DEED

BOOK 1923 PAGE 478 3

T

E. ROBERT NEWMAN, Trustee and

GRANTOR, in consideration of

TEN & 00/100 DOLLARS (\$10.00)----- DOLLARS received from GRANTEES, E. ROBERT NEWMAN, MURRAY H. NEWMAN and NATIONAL RPHC PROPERTY, INC., a New York non-profit corporation and nominee of United Jewish Appeal, Inc., conveys to GRANTEES the following described real estate (as defined in Neb. Rev. Stat. 76-201):

as equal tenants in common,

Parcels I and III described in Exhibit A attached hereto,

Deed  
5936  
H

1923 N C/O FEE 27.00  
478 N 480 DEL MC 15  
OF Deed COMP 10 F/B 10-30940

GEORGE J. BOGIEROZ  
REGISTER OF DEEDS  
DOUGLAS COUNTY, NE  
MAY 18 8 40 AM '92

RECEIVED

10050 Agency Cir. #22, 68114

subject to easements and restrictions of record.

GRANTOR covenants with GRANTEE that GRANTOR:

- (1) is lawfully seised of such real estate and that it is free from encumbrances except liens, covenants and restrictions of record;
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend title to the real estate against any acts of the GRANTOR.

Executed 15th May 1992

E. Robert Newman

E. Robert Newman, Trustee

NEBRASKA DOCUMENTARY  
STAMP TAX  
18186 Date 5/18/92  
By [Signature]

STATE OF NEBRASKA

COUNTY OF DOUGLAS

)  
) SS.

The foregoing instrument was acknowledged before me on 15 May 1992 by

E. Robert Newman, Trustee.

GENERAL NOTARY State of Nebraska  
ROBERT J. KMIECIK  
My Comm. Exp. Jan. 14, 1993

Notary Public

My commission expires 1-14-93

STATE OF NEBRASKA, County of

Filed for record and entered in Numerical Index on 19 at o'clock M., and recorded in Deed Record Page

County or Deputy County Clerk  
Register or Deputy Register of Deeds

TRUSTEE'S DEED

EXHIBIT A

Parcel I

An undivided one-third (1/3) interest in and to the following described parcel:

A tract of land consisting of part of Lots 14, 15, 16 and 25, and all of Lots 23 and 24, and the vacated alley abutting said Lots, all in Block 4, Briggs Place Addition, an addition located in the NW $\frac{1}{4}$  of Section 20, Township 15 North, Range 13 East of the 6th P.M., in the City of Omaha, Douglas County, Nebraska, more particularly described as follows:

Beginning at the Southwest corner of said Lot 23, Block 4, Briggs Place Addition; thence N00°00'00"E (assumed bearing) along the East right-of-way line of the Omaha Beltline Railway, a distance of 220.00 feet; thence S89°16'00"E, a distance of 152.20 feet; thence S00°00'00"E, a distance of 220.00 feet to a point on the Northerly right-of-way line of Dodge Street; thence N89°16'00"W, along said Northerly right-of-way line of Dodge Street, a distance of 152.20 feet to the Point of Beginning.

Said tract contains an area of 0.768 acres, more or less.

The conveyance of Parcel I described above includes an undivided one-third (1/3) interest in and to that certain Lease Agreement dated April 5, 1973, by and between Tyler B. Gaines, Trustee, as Lessor, and Burger-King Corporation, a Florida corporation, as Lessee, and all amendments, revisions and modifications thereof.

100/175

EXHIBIT A (cont.)

Parcel III BOOK 1923 PAGE 480

37A/503  
(38)

An undivided one-third (1/3) interest in and to the following described parcel:

A tract of land consisting of part of Lot 10 and Lots 11 and 12, Block 23; part of Lot 11, part of Lot 12 and part of Lot 13, Block 24; all in Poppleton Park Addition to the City of Omaha, Douglas County, Nebraska; and portions of vacated streets adjacent to the above lots more particularly described as follows:

Commencing at the Southwest corner of Lot 23, Block 4, Briggs Place Addition; thence North along the East line of the Omaha Belt Line Railway right-of-way a distance of 553.94 feet to the point of beginning; thence continuing North along the East line of the Omaha Belt Line Railway right-of-way; a distance of 116.13 feet; thence S89°16'E (assuming said East line of the Omaha Belt Line Railway to be due North and South) a distance of 10.45 feet to the Northwest corner of the Hinky Dinky Store Building; thence S89°55'E along the North wall of said Hinky Dinky Building a distance of 175.11 feet to the Northeast corner of said Hinky Dinky Building; thence S89°16'E a distance of 14.42 feet; thence S00°00'W a distance of 2.07 feet; thence S89°16'E a distance of 113.63 feet to the West line of Saddle Creek Road; thence S0°24'W a distance of 60.95 feet; thence S0°49'W a distance of 43.68 feet; thence S2°13'W a distance of 8.03 feet; the three previous courses being along the West line of Saddle Creek Road; thence N89°54'W a distance of 312.10 feet to the point of beginning, the last course being along the South building line of said Hinky Dinky Building.

The above described tract is located in the NW $\frac{1}{4}$ , Section 20, T15N, R13E and contains 0.82 acres more or less.

The conveyance of Parcel III described above includes an undivided one-third (1/3) interest in and to that certain Lease Agreement dated June 17, 1968, by and between John Wenstrand, Trustee, as Landlord and American Community Stores Corporation, a Delaware corporation, as Tenant, and all amendments, revisions and modifications thereto.