



1923 481 DEED



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CORPORATION
SPECIAL WARRANTY DEED

NATIONAL RPHC PROPERTY, INC., a New York non-profit corporation and
Nominee of United Jewish Appeal, Inc., GRANTOR, in consideration of

TEN & 00/100 DOLLARS (\$10.00)-----~~XXXXXX~~ received from GRANTEES,

E. ROBERT NEWMAN and MURRAY H. NEWMAN, trustee,

as tenants in common*
conveys to GRANTEES the following described real estate (as defined in Neb. Rev. Stat. 76-201):

All of Grantor's one-third (1/3) interest in Parcel
III and IV described on Exhibit A, attached hereto.

BK 1924 N C/O FEE 35.20
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OF Tree COMP F/B 15-04560
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*Grantor conveys approximately 80% of its 1/3 interest in the real estate
to E. Robert Newman, and 20% to Murray H. Newman, trustee of the
Maxwell Calvin Newman Trust and Louis Henry Newman Trust, both dated
July 6, 1982.

NEBRASKA DOCUMENTARY
STAMP TAX
5250 Date 5/18/92
By DH

GRANTOR covenants (jointly and severally, if more than one) with GRANTEES that GRANTOR:

(1) is lawfully seized of such real estate and that it is free from encumbrances, except liens,
leases, easements, covenants and encumbrances of record;

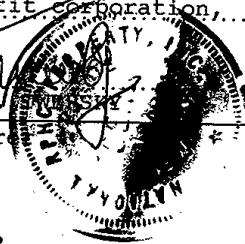
(2) has legal power and lawful authority to convey the same;

(3) warrants and will defend title to the real estate against the lawful claims of all persons claiming the same or any
part thereof through, by or under Grantor.

Executed... May 8, 1992.

NATIONAL RPHC PROPERTY, INC., a
New York non-profit corporation,

By: Leon J. Twersky
(Title) LEON J. TWERSKY
Treasurer



STATE OF ~~NEBRASKA~~ NEW YORK)
COUNTY OF NEW YORK) SS.

The foregoing instrument was acknowledged before me on... May 8, 1992.
by... LEON J. TWERSKY... the duly authorized...
TREASURER (title) of Grantor.

Monica M. J. [Signature]
Notary Public
My commission expires...



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
SPECIAL WARRANTY 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.

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Parcel III

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.

Parcel IV

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

A tract of land consisting of part of Lot 11, Lots 12 through 16, Lots 23 through 27 and part of Lot 28, Block 1; and part of Lots 11 through 16, Block 4, all in Briggs Place Addition to the City of Omaha, Douglas County, Nebraska, and of vacated streets and alleys adjacent to the above lots, more particularly described as follows:

Beginning at a point on the West line of Lot 16, Block 4, Briggs Place Addition, which is 220.00 feet North of 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 333.94 feet; thence S89°54'E (assuming said East line of the Omaha Belt Line Railway to be due North and South) a distance of 312.10 feet to the West line of Saddle Creek Road; thence S2°13'W a distance of 58.00 feet; thence S3°22'W a distance of 77.93 feet; thence S0°22'W a distance of 199.32 feet; thence S5°35'E a distance of 2.20 feet, the four previous courses being along the West line of Saddle Creek Road; thence N89°16'W a distance of 304.40 feet to the point of beginning.

The above described tract is located in the NW $\frac{1}{4}$, Section 20, T15N, R13E and contains 2.36 acres more or less.

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EXHIBIT A (Cont.)

The conveyance of Parcel IV described above includes an undivided one-third (1/3) interest in and to that certain Lease Agreement dated April 12, 1968 by and between Michael T. Levy, Trustee, as Landlord, and Walgreen Nebraska Co., a Nebraska corporation, as Tenant, and all amendments, revisions and modifications thereof.