

DEED RECORD No. 485

20227-OMAHA PRINTING COMPANY, OMAHA

WITNESS my hand and official seal at Omaha in said county and state the date aforesaid.



My commission expires on the second day of September, 1926.

J. H. Ashby,
Notary Public.

State of Nebraska,)
) ss.
County of Douglas.)

Entered on Numerical index and filed for Record in the Register of Deeds Office of said county the 13th day of April, A. D., 1923, at 2:00 o'clock P. M.

Harry Pearce,
Register of Deeds.

Compared by R&M

28. Warranty Deed.

The Byron Reed Company
to
Chicago Burlington and
Quincy Railroad Company

KNOW ALL MEN BY THESE PRESENTS, THAT The Byron Reed Company, a corporation organized under the laws of the State of Nebraska in consideration of Sixty five hundred (\$6500.00) and no/100 Dollars, in hand paid, do hereby grant, bargain, sell, convey

and confirm unto the Chicago Burlington and Quincy Railroad Company, a corporation organized under the laws of the State of Illinois, the following described Real Estate, situate in the County of Douglas and State of Nebraska, to-wit:

All that part of Government Lot three (3) which lies between the North and South lines of Jones Street, in the city of Omaha, produced East, and East of the right of way of the Omaha and South Western Railroad Company now Chicago, Burlington and Quincy Railroad Company, in Section twenty three (23), in Township Fifteen (15), North of Range Thirteen (13) East of the 6th P. M.

Subject, however, to the terms of a certain lease or license or right of way agreement made by The Byron Reed Company, A. L. Reed, Thede B. Reed, Julius A. Perkins, Trustee, Richard S. Hall, Trustee and Omaha Electric Light and Power Company, under date of February 9th, 1910, and subject to the further reservation that the rental paid by said Omaha Electric Light and Power Company and its successors, under said lease shall be paid to the undersigned during the life of said lease and shall not be paid to or become the property of the Chicago Burlington and Quincy Railroad Company and the grantor herein shall continue to collect the said rental in the same manner as heretofore.

Also, all that part of Government Lot three (3) in Section twenty three (23) in Township Fifteen (15), North of Range Thirteen (13) East, which lies East of the Right of way of the Omaha and South Western Railroad now the Chicago, Burlington and Quincy Railroad Company, and lying between the North line of Jones Street and the North line of Jackson Street in the City of Omaha, both produced East.

Subject to the rights heretofore conveyed to the Omaha Electric Light and Power Company in and to the south one hundred and fifty (150) feet of said tract of land, by deed dated February 9th, 1910, recorded in book 337, page 456, records of Douglas County, Nebraska.

Subject to the legal taxes for the year 1917 and all subsequent taxes and assessments.

Also subject to a certain lease extension agreement signed by the Nebraska Power Company the Byron Reed Company and Chicago Burlington and Quincy Railroad Company, dated June 27, 1922, vendor herein reserves all underground rights in and to the land herein sold.

Together with all the tenements hereditaments and appurtenances to the same belonging,

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and all the estate, title, dower, claim or demand whatsoever of the said The Byron Reed Company, of, in, or to the same or any part thereof;

TO HAVE AND TO HOLD the above described premises, with the appurtenances unto the said Chicago, Burlington and Quincy Railroad Company, and to its successors and assigns, forever; and the said The Byron Reed Company for itself and its successors doth covenant with the said Chicago Burlington and Quincy Railroad Company and with its successors and assigns, that it is lawfully seized of said premises; that they are free from incumbrances, except as above stated; that it has good right and lawful authority to sell the same, and that it will and its successors shall, warrant and defend the same unto the said Chicago, Burlington and Quincy Railroad Company, and its successors and assigns, forever, against the lawful claims and demands of all persons whomsoever.

WITNESS the hand of the corporation by its President, and the seal thereof this 15th day of February, A. D. One thousand nine hundred and twenty three (1923).

In presence of

William Haffke



The Byron Reed Company

By Abraham L. Reed,

President.

Attest, M. F. Goodbody, Secy.

State of Nebraska,)

ss



Douglas County.)

On this 15th day of February, A. D. 1923, before me a Notary Public in and for said county, personally came the above named Abraham L. Reed, President of the Byron Reed Company, who is personally known to me to be the identical person whose name is affixed to the above Deed as President of The Byron Reed Company the grantor, and he acknowledged the instrument to be his voluntary act and deed, and the voluntary act and deed of said corporation.

Witness my hand and notarial seal the date aforesaid.

William Haffke,

Notary Public.

My commission expires July 20th, 1928.

State of Nebraska)

ss.

County of Douglas.)

Entered on Numerical index and filed for Record in the Register of Deeds Office of said county the 13th day of April, A. D., 1923, at 2:15 o'clock P. M.

Harry Pearce,

Register of Deeds.

Compared by R&M

31. Warranty Deed.)

Dundee Realty Company)

to)

Hollis E. Quinby)

Resolution - Omaha, Nebraska, April 10th, A. D. 1923.

At a regularly called meeting of the Board of Directors of Dundee Realty Company held this day at the office of said Company

in the City of Omaha, the following resolution was unanimously adopted:

RESOLVED, That the officers of Dundee Realty Company be and they are hereby authorized and directed to make, execute and deliver unto Hollis E. Quinby a warranty deed for Lot fourteen (14), Block eleven (11) Happy Hollow an addition to the city of Omaha, as surveyed, platted and recorded, Douglas County, Nebraska.

Geo. D. Tunncliff,

Secretary.

