

NEBRASKA DOCUMENTARY.  
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JUN 15 1981  
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BOOK 1671 PAGE 54

WARRANTY DEED

*10. Box 3758  
Nichols, Kansas 67201*

THIS INDENTURE, made this 30th day of April, A.D., 1981, between the CITY OF OMAHA, A Municipal Corporation, organized and existing under and by virtue of the laws of the State of Nebraska, party of the first part, and HISTORIC BURLINGTON BUILDING CO., A Nebraska Limited Partnership, party of the second part.

WITNESSETH: That the said party of the first part, for and in consideration of the sum of Seventy-Five Thousand and No/100 (\$75,000.00) Dollars, in hand paid, receipt whereof is hereby acknowledged, has sold, and by these presents does grant, convey and confirm unto the said party of the second part, the following described premises, situated in Douglas County and State of Nebraska, to-wit:

The East 89.25 Feet of Lot 8 and the South 62.2 feet of the East 89.25 Feet of Lot 7, all in Block 123, Original City of Omaha, as surveyed and lithographed, in Douglas County, Nebraska.

TO HAVE AND TO HOLD the premises above-described, together with all the tenements, hereditaments and appurtenances thereunto belonging unto the said Historic Burlington Building Co., a Nebraska Limited Partnership, subject to the Agreement of Sale, dated March 31, 1981, by and between the City of Omaha and Historic Burlington Building Co., which Agreement of Sale provides that the interior central court space and the exterior architectural integrity of the Burlington Building will be preserved, and that in the event any addition is made to the Burlington Building, all exterior materials used in such addition must be consistent with the materials used in the existing structure.

And the said City of Omaha, A Municipal Corporation, for itself or its successors and assigns, does hereby covenant and agree to and with the said party of the second part and its successors and assigns, that at the time of the execution and delivery of these presents it is lawfully seized of said premises; that it has good right and lawful authority to convey the same; that they are free from encumbrance; and that it does hereby covenant to warrant and defend the said premises against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said the City of Omaha, A Municipal Corporation, has caused these presents to be executed by its Mayor and its Corporate Seal to be affixed hereto the day and year first above written.

ATTEST: THE  
CITY OF  
OMAHA  
NEBRASKA  
CITY CLERK

CITY OF OMAHA, A Municipal Corporation,

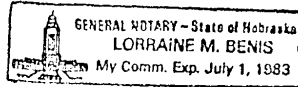
Mary Yallega Powell by he [Signature] 4/30/81  
MAYOR

STATE OF NEBRASKA )  
COUNTY OF DOUGLAS ) ss

On this 30<sup>th</sup> day of April, A.D., 1981, before me, the undersigned, a Notary Public in and for said

County, personally came Al Veys and Mary Galligan Cornett, Mayor and City Clerk, respectively, of the City of Omaha, A Municipal Corporation, to me personally known to be the Mayor and City Clerk and the identical persons whose names are affixed to the above conveyance, and acknowledged the execution thereof to be their voluntary act and deed as such officers and the voluntary act and deed of the said the City of Omaha, A Municipal Corporation, and that the Corporate Seal of the said City of Omaha was affixed thereto by its authority.

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



*Lorraine M. Benis*  
NOTARY PUBLIC

My Commission Expires: July 1, 1983

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*48 Dec 8*