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WARRANTY DEED - to the City of Omaha

KNOW ALL MEN BY THESE PRESENTS that EZRA A. PEDERSEN and EDITH BARBARA PEDERSEN, Husband and Wife as joint tenants and not as tenants in common, Parties of the First Part, in consideration of Seventy-Two Thousand and no/100 (\$72,000.00) Dollars and other good consideration, in hand paid, do hereby grant, bargain, sell, convey, and confirm unto THE CITY OF OMAHA, a Municipal Corporation, organized and existing under and by virtue of the Laws of the State of Nebraska, the following described real estate, situated in the County of Douglas and State of Nebraska, to-wit:

East 1/3 of Lot 7, and all of Lot 8, Block 122 Original City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska.

together with all tenements, hereditaments, and appurtenances to the same belonging, and all the estate, title, dower, right of homestead, claim or demand whatsoever of the said Parties of the First Part, of, in or to any part thereof;

TO HAVE AND TO HOLD the above described premises, with the appurtenances unto the said THE CITY OF OMAHA and its successors and assigns forever, and we, the said Parties of the First Part, grantors herein, for ourselves and our successors or assigns, do covenant with the said THE CITY OF OMAHA and with its successors and assigns that we are lawfully seized of said premises, that they are free from encumbrance, except taxes, special assessments and encumbrances of record; that we have good right and lawful authority to sell the same, and that we will and our successors and assigns shall warrant and defend the same unto the said THE CITY OF OMAHA and its successors and assigns, forever, against the lawful claims of all persons whomsoever.

Grantee hereby covenants that this property or any interest therein may not be sold, leased, or otherwise transferred without the prior written approval of the Secretary of Housing and Urban Development of the United States Government, his designee, or any successor thereto.

IN WITNESS WHEREOF, I have hereunto set my hand this 5 day of July, 1974 A.D.

WITNESSES




ERZA A. PEDERSEN



EDITH BARBARA PEDERSEN

STATE OF NEBRASKA)
) ss
COUNTY OF DOUGLAS)

On this 5 day of July, 1974 A.D. before me a Notary Public in and for said County, personally came the above ERZA A. PEDERSEN and EDITH BARBARA PEDERSEN, 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.



JAMES F. HERBERT
GENERAL NOTARY - State of Neb.
My Commission Expires
September 26, 1978



NOTARY PUBLIC

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ENTERED IN NUMERICAL INDEX AND RECORDED IN THE REGISTER OF DEEDS OFFICE IN DOUGLAS COUNTY, NEBRASKA

15 DAY OF July

1974 AT 3:41 P.M.

C. HAROLD OSTLER, REGISTER OF DEEDS

3.50