

250-WA

BOOK 944 PAGE 99
Printed and for sale by

KNOW ALL MEN BY THESE PRESENTS, That

WESTERN BROKERAGE COMPANY,

a corporation organized under the laws of the State of Nebraska, in consideration of
 - - - TEN DOLLARS and for other good and valuable considerations TEN DOLLARS,
 in hand paid, does hereby Grant, Bargain, Sell, Convey and Confirm unto Richard H. Hays and J. Frederic Schlott, as JOINT TENANTS, and not as tenants in common,
 the following described Real Property, situate in the County of Douglas and State of
Nebraska, to-wit: The West 21 1/2 feet of Lot Two (2), Block 122,
original City of Omaha, Douglas County, Nebraska, as surveyed, platted and recorded.

This deed is subject to a restriction and covenant running with the land that the
 premises above described shall not at any time be used either directly or indirectly
 for the display, distribution, jobbing, manufacture, sale or offering for sale of
 fixtures, equipment or supplies used in restaurants, hotels, stores, clubs and insti-
 tutions, which restriction is and shall be for the benefit of the owner and tenant
 of Lot 1, and E 2/3 of Lot 2, Block 122, City Lots, Omaha, Douglas County, Nebraska and
 their respective heirs, successors, grantees and assigns.

This deed is made pursuant to a land contract dated February 6, 1950 between the
 grantor and grantee herein and is subject to any acts of the grantee herein since
 said date. It is also subject to taxes and assessments accrued subsequent to said
 date and to all building easements and restrictions of record.

IT BEING THE INTENTION OF ALL PARTIES HERETO, THAT IN THE EVENT OF THE DEATH OF
 EITHER OF SAID GRANTEEES, THE ENTIRE FEE SIMPLE TITLE TO THE REAL ESTATE DES-
 CRIBED HEREIN SHALL VEST IN THE SURVIVING GRANTEE.

together with all the Tenements, Hereditaments and Appurtenances to the same belonging, and all the Estate, Title,
 Claim or Demand whatsoever of the said Western Brokerage 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 Richard H. Hays
and J. Frederic Schlott and to her heirs and assigns forever.

And the said Western Brokerage Company

for itself and its successors, does covenant with the said Richard H. Hays and J. Frederic Schlott and
 with her heirs and assigns, that it is lawfully seized of said premises, that they are free from incumbrance,

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 Richard H. Hays and J. Frederic Schlott
 and her heirs and assigns forever against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, said Western Brokerage Company

has caused these presents to be signed by its President and Secretary, and
 its corporate seal to be hereunto affixed, this 16th day of April, 1954

WESTERN BROKERAGE COMPANY

In Presence of

By David E. Beber President.
 Attest: Yale Richards Asst. Secretary.

STATE OF NEBRASKA, } ss.
 County of DOUGLAS

On this 16th day of April, A. D., 1954,
 before me, a Notary Public

duly commissioned and qualified in
 and for said County, personally came the above named David E. Beber

President, and Yale Richards, Assistant-Secretary of Western
Brokerage Company

who are personally known to me to be the identical persons whose names are affixed
 to the above Deed as President and Secretary of said corporation, and they acknowl-
 edged the instrument to be their voluntary act and deed, and the voluntary act and
 deed of said corporation.

WITNESS my hand and official seal, at Omaha, Nebraska
 in said County, the date aforesaid.

Notary Public.

43. ENTERED IN NUMERICAL INDEX AND RECORDED IN THE REGISTER OF DEEDS OFFICE IN DOUGLAS COUNTY, NEBRASKA.
16 DAY April 1954 AT 4:25 P. M. THOMAS J. O'CONNOR, REGISTER OF DEEDS.