

BOOK 1530 PAGE 496 **WARRANTY DEED** (DOUGLAS COUNTY FORM)

KNOW ALL MEN BY THESE PRESENTS, That we, Lawrence R. James and Mary Jeannette James, husband and wife, Grantors,

in consideration of One Dollar and other valuable consideration.....
in hand paid, do hereby grant, bargain, sell, convey and confirm unto Timothy S. Ellsworth, Trustee,
Grantee,

the following described real estate, situate in the County of Douglas and State of Nebraska, to-wit: The South forty-seven(47)feet of the North ninety(90)feet of Lots One(1) and Two(2) in Block Sixteen(16), West End, an Addition to the City of Omaha; also a six(6)foot strip adjacent on the West, more particularly described as follows: Beginning at a point forty-three(43)feet South of the Northeast corner of Lot One(1), Block Six(6), Alamo Plaza, an Addition to the City of Omaha, as surveyed, platted and recorded; thence South forty-seven(47)feet to the Southwest corner of a parcel of ground in Block Sixteen(16), West End Addition, formerly owned by William M. Giller; thence West six(6)feet; thence North, parallel to the East line of said Lot One(1), Block Six(6), Alamo Plaza forty-seven(47)feet; and thence East six(6)feet to the place of beginning; and the South fifty(50)feet of Lots One(1) and Two(2), in Block Sixteen(16), West End, an Addition to the City of Omaha; also a strip seven and one-half(7.5)feet in width adjoining on the South, being a part of a vacated alley; all in the County of Douglas, Nebraska,
together with all the tenements, hereditaments, and appurtenances to the same belonging, and all the estate, title, dower, right of homestead, claim or demand whatsoever of the said Grantors

piece missing to united benefit

TO HAVE AND TO HOLD the above described premises, with the appurtenances, unto the said Grantee

and to his heirs and assigns forever, and we the said Grantors
for ourselves and our
heirs, executors, and administrators, do covenant with said Grantee
and with his heirs and assigns,
that we are lawfully seized of said premises, that they are free from encumbrance subject to
the pro-rata share of the 1974 County and 1975 City taxes and all taxes hereafter
levied or assessed; and subject to any and all easements and restrictions of
record

that we have good right and lawful authority to sell
the same and that we will and our heirs, executors, and administrators shall warrant and defend
the same unto the said Grantee
and his heirs and assigns, forever, against the lawful claims of all persons whomsoever

IN WITNESS WHEREOF we have hereunto set our hand s this 7th day of
October, A.D. 1975.

In presence of

STATE TAX

Lawrence R. James

Mary Jeannette James

STATE OF NEBRASKA, } ss. Ernest A. An
County of Douglas, }

On this 7th day of October,

A. D. 1975, before me, a Notary Public in and for said County, personally came the above named
Lawrence R. James and Mary Jeannette James, husband and wife,

who are personally known to me to be the identical person s whose names s are
affixed to the above instrument as grantor s, and they
acknowledged said instrument to be their voluntary act and deed.

WITNESS my hand and Notarial Seal the date last aforesaid.

Ernest A. An Notary Public.

My commission expires on the 19th day of April A. D. 1978

