

WARRANTY DEED

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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 the sum of One Hundred Forty One and 10/100 Dollars, in hand paid, do hereby Grant, Bargain, Sell, Convey and Confirm unto Oliver B. Pettigrew and Frances G. Pettigrew as joint tenants but not as tenants in common, the following described real estate situate in the County of Douglas and State of Nebraska, to-wit:

Lot Two (2) in Block Four (4) in Lakewood Gardens a subdivision in Douglas County, Nebraska, as surveyed, platted and recorded.



Subject to the county and state taxes for the year 1936, and all subsequent taxes and assessments; also subject to all installments of East Omaha Drainage District tax not yet paid.

Subject to the following restrictions and conditions:

1. No dwelling shall at any time be placed thereon with a ground floor area of less than 400 square feet, exterior walls to be covered with drop siding or lap siding and painted, or of brick, cement or stone.
2. All buildings shall be placed twenty-five (25) feet back from the front line of the lot.
3. That it shall never be sold to or occupied or used [redacted] for the purpose of doing a liquor business or for any unlawful or immoral use.
4. Subject to the rights of the Northwestern Bell Telephone Company and the Nebraska Power Company and their lessees and assigns to construct, operate and maintain a pole line, wires and cables or underground types along the rear lot line of said lot for purpose of providing telephone and electric light service.

It being the intention of all parties hereto, that in the event of the death of either of said grantees, the entire fee simple title to the real estate described herein shall vest in the surviving grantee.

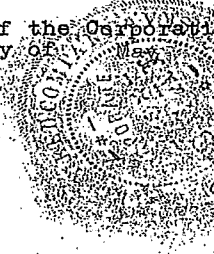
TOGETHER with all the tenements, hereditaments and appurtenances to the same belonging, and all the estate, title, dower, claim or demand whatsoever of the said The Byron Reed Company, of, in, or to the same or any part thereof:

TO HAVE AND TO HOLD the above described premises, with the appurtenances unto the said Oliver B. Pettigrew and Frances G. Pettigrew as joint tenants and not as tenants in common, and to their assigns and to the heirs and assigns of the survivor of them forever. And the said The Byron Reed Company, for itself and its successors doth covenant with the said Oliver B. Pettigrew and Frances G. Pettigrew and with their assigns and with the heirs and assigns of the survivor of them, 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 Oliver B. Pettigrew and Frances G. Pettigrew and their assigns and unto the heirs and assigns of the survivor of them 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 19th day of May, A. D. 1939

IN PRESENCE OF

[Handwritten signature]



THE BYRON REED COMPANY
By *[Handwritten signature]*
President

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State of Nebraska, }
County of Douglas } SS

On this 19th day of May, 1939 before me a Notary Public in and for said County, personally came the above named L. P. Campbell, 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 grantee, 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.

[Signature]
Notary Public

My commission expires October 22, 1944



11. ENTERED IN NUMERICAL INDEX AND RECORDED IN THE REGISTER OF DEEDS OFFICE IN DOUGLAS COUNTY, NEBRASKA
27 DAY March 1944 AT 1:56 P. M. THOMAS J. O'CONNOR, REGISTER OF DEEDS. 1-25