

KNOW ALL MEN BY THESE PRESENTS, That P. G. COMPANY,

a corporation

organized and existing under and by virtue of the laws of the State of Nebraska, for
and in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations

in hand paid does hereby grant, bargain, sell and convey unto PARAMOUNT RADIO SHOP, a
Nebraska corporation

grantee(s) the following described real estate, situated in the County of

Douglas and State of Nebraska, to-wit:

All that part of the Northwest Quarter (NW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section Twenty-four (24), Township Fifteen (15) North, Range Twelve (12), East of the 6th P.M., described as follows:
Commencing at a point on the East side of a 7 ft. strip of ground lying on the East side of 72nd Street, which strip was taken by the City of Omaha under Ordinance 16191 for sewer purposes; said point being 40 feet East and 410 feet North of the Southwest corner of said Northwest Quarter (NW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of said Section 24; thence East on a line parallel to the North line of Dodge Street a distance of 363 feet; thence North on a line parallel to the East line of 72nd Street a distance of 140 feet; thence West on a line parallel to the North line of Dodge Street a distance of 363 feet to a point on the East line of the 7 ft. strip taken by the City of Omaha adjoining 72nd Street on the East; thence South along a line parallel to the East line of 72nd Street a distance of 140 feet to the point of beginning.

Together with a non-exclusive easement for ingress and egress over a strip of property described as follows: Commencing at a point 40 feet East and 410 feet North of the Southwest corner of said Northwest Quarter (NW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of said Section 24; thence East on a line parallel to the North line of Dodge Street a distance of 413 feet; thence South on a line parallel to the East line of 72nd Street for a distance of 30 feet; thence West on a line parallel to the North line of Dodge Street a distance of 413 feet thence North on a line parallel to the East line of 72nd Street a distance of 30 feet to the place of beginning, such easement shall permit use of said strip for ingress and egress of pedestrian and vehicular traffic, it being understood, however, that said 30 ft. strip shall at all times be kept open and free for the movement of traffic, and that no vehicles will, at any time, be parked thereon.

TO HAVE AND TO HOLD the premises above described, together with all the Tenements, Hereditaments and Appurtenances thereunto belonging unto the said grantee(s) and to his, her or their heirs and assigns forever.

And the grantor herein for itself or its successors, does hereby covenant and agree to and with the said grantee(s) 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 except as to any building restrictions, easements and rights-of-way now of record. Subject further to the 1958 state and county taxes and 1959 city taxes and all subsequent taxes and assessments hereafter levied against the aforescribed real estate.

That grantor does hereby covenant to warrant and defend the said premises against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF the said grantor has caused this instrument to be executed by its president and its corporate seal to be affixed hereto.

Signed this 15th day of January, 1959.

In the Presence of

P. G. COMPANY

A Corporation

By

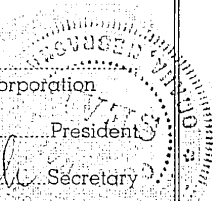
Phil Gerlach

President

Attest

John V. Gerlach

Secretary



STATE OF NEBRASKA }
COUNTY OF DOUGLAS } ss.

On this 15th day of January 19. 59 before me,
the undersigned, a Notary Public in and for said County

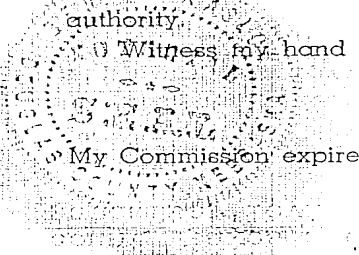
personally came Phil Gerelick, President of
P. G. COMPANY (a corporation)

to me personally known to be the President and the identical person whose name is affixed to the above conveyance, and acknowledged the execution thereof to be his voluntary act and deed as such officer and the voluntary act and deed of said corporation and that the Corporate seal of the said corporation was thereto affixed by its authority.

Witness my hand and Notarial Seal at Omaha in said county the day and year last above written.

Dew E. Kaslow
Notary Public.

My Commission expires the 20th day of October 19. 62



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ENTERED IN NUMERICAL INDEX AND RECORDED IN THE REGISTER OF DEEDS OFFICE IN DOUGLAS COUNTY, NEBRASKA
16 DAY Jan 19 59 AT 11:09 A.M. THOMAS J. O'CONNOR, REGISTER OF DEEDS

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