

WARRANTY DEED  
Joint Tenancy (For Corporation)

KNOW ALL MEN BY THESE PRESENTS, That CRESTWOOD SHOPS, INC., a corporation organized and existing under and by virtue of the laws of the State of Nebraska, for and in consideration of One Dollar (\$1.00) and other valuable consideration, paid to it, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, convey and confirm unto GLENN M. TIMMONS and IRMA M. TIMMONS, husband and wife, as JOINT TENANTS, and not as tenants in common, the following described real estate, situated in Douglas County and State of Nebraska, to-wit:

Lots 1, 2, 3, 4, 8, 9, 10, 11 and 12, Block 4, and  
Lots 1, 2, 3, 4, 5, and 6, Block 5, in West Lawn Park,  
a subdivision in Douglas County, together with the North  
Half of vacated Wood Street adjoining Lots 8, 9 and 10, Block 4,  
on the South, and together with the South Half of vacated  
Wood Street adjoining Lots 1, 2, 3, 4, 5, and 6, Block  
5, on the North,

together with all the tenements, hereditaments and appurtenances to the same belonging, and all the estate, title, interest, claim or demand whatsoever of said grantor, of, in or to the same, or any part thereof.

As a further consideration for the sale of the above described premises by the grantor to the grantees the said grantees for themselves, their heirs, executors, administrators and assigns, hereby covenant and agree with the grantor, its successors and assigns that no part or parts of the granted premises, and no building now standing or hereafter to be erected on said land shall be used for the operation and conduct of a retail grocery and/or meat market business or trade. The said conditions, covenants and agreements shall constitute covenants running with the land, and shall be and remain of perpetual efficacy and obligation in respect to the said premises, and shall constitute a charge thereon and be binding upon the heirs, successors and assigns of the grantees.

These premises are subject to any and all easements and restrictions of record and to the prorata division of the 1950 state and county taxes and all subsequent taxes hereafter levied or assessed against the fore-described real estate.

Subject also to the unpaid balance due and owing on the date hereof on a first mortgage in favor of Bertha Condit, Trustee, which said mortgage and indebtedness secured thereby, the grantees assume and agree to pay.

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 DESCRIBED HEREIN SHALL VEST IN THE SURVIVING GRANTEE.

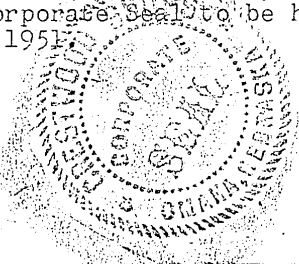
TO HAVE AND TO HOLD the above described real estate, with the appurtenances, unto the said grantees as JOINT TENANTS, and not as tenants in common, and to their assigns, or to the heirs and assigns of the survivor of them, forever, and said grantor for itself and its successors and assigns does hereby covenant with said grantees 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 of incumbrances except as stated herein, that it has good right and lawful authority to sell the same, and that it will and its successors and assigns shall warrant and defend the same unto said grantees and unto their assigns and unto the heirs and assigns of the survivor of them, forever, against the lawful claims of all persons whomsoever, excluding the exceptions above stated.

IN WITNESS WHEREOF, said CRESTWOOD SHOPS, INC. has caused these presents to be signed by its President, attested by its Secretary, and its Corporate Seal to be hereunto affixed, this 16<sup>th</sup> day of November A.D., 1951

CRESTWOOD SHOPS, INC.

By E. C. Ashley President

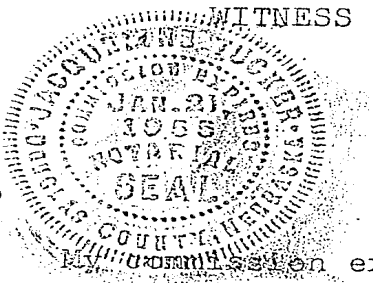
Attest: Ben J. Krolow Secretary



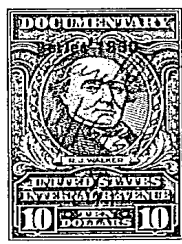
STATE OF NEBRASKA )  
 County of Douglas ) SS.

On this \_\_\_\_\_ day of November A.D., 1951, before me, a Notary Public in and for said County, personally came the above named E. E. Ashley, President, and Ben E. Kaslow, Secretary, of Crestwood Shops, Inc., 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 acknowledged said instrument to be their voluntary act and deed and the voluntary act and deed of said corporation.

WITNESS my hand and official seal the date last aforesaid.



Jacqueline Tucker  
 Notary Public



23.

ENTERED IN NUMERICAL INDEX AND RECORDED IN THE REGISTER OF DEEDS OFFICE IN DOUGLAS COUNTY, NEBRASKA.  
 14 DAY January 1952 AT 11:55 A.M. THOMAS J. O'CONNOR, REGISTER OF DEEDS.

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