

53A-30
31
21-15-13

105-Corporation Warranty Deed

The Hufman General Supply House, Lincoln, Nebraska

\$ 368.50 BY *R*

KNOW ALL MEN BY THESE PRESENTS, That OVERLAND-WOLF, INC.

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 (\$10.00)----- DOLLARS and other valuable consideration

in hand paid does hereby grant, bargain, sell and convey unto M & S INVESTMENT CO., Ltd., a Limited Partnership of Omaha, Douglas County, Nebraska,

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

Douglas and State of Nebraska, to-wit:

The West 2 feet of Lot Four (4) and all of Lots Five (5) and Six (6), in Block Ten (10), in McCORMICK'S ADDITION, as surveyed, platted and recorded, in Douglas County, Nebraska, and

That part of the North 132.00 feet of Sub Lot One (1) of Tax Lot Sixteen (16) in the Northwest Quarter of Section 21, Township 15 North, Range 13, East of the 6th P.M. in Douglas County, Nebraska, described as follows:

Beginning at the Northeast corner of said Sub Lot One (1) of Tax Lot Sixteen (16); thence South along the East line of said Sub Lot One (1), a distance of 132.00 feet to the North line of the alley between Farnam and Harney Streets; thence West along the North line of said alley, a distance of 81.00 feet; thence North a distance of 132.00 feet to a point on the South line of Farnam Street, which point is 80.70 feet West of the point of beginning; thence East along the South line of Farnam Street a distance of 80.70 feet to the point of beginning,

subject to an easement hereby reserved by grantor for itself and its assignees, licensees, grantees, successors and assigns for passage over and across the West 20 feet of the above-described property for ingress to and egress from the property adjoining the above-described premises to the West.

Also subject to first mortgage to Nebraska Savings & Loan Association of Omaha, Nebraska, dated November 4, 1971, and recorded November 5, 1971, in Book 1901 of Mortgages at Pg. 345 in the office of the Register of Deeds of Douglas County, Nebraska, in the original amount of \$251,000.00 of which the present unpaid balance is \$250,903.79, which mortgage the grantee herein assumes and agrees to pay,* Also subject to easements of record.

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.

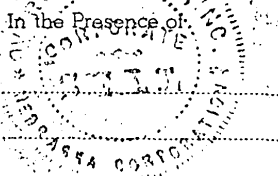
And the grantor herein for itself or its successors, does hereby covenant and agree to and with the said grantee(s) and his, her or their heirs and assigns, that at the time of the execution and delivery of these presents it is lawfully seized of said premises; that it has good right and lawful authority to convey the same; that they are free from encumbrance except as above set forth.

*as modified by Modification Agreement dated September 29, 1972.

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 10th day of December, 1972.



OVERLAND-WOLF, INC. A Corporation

By *Mike...* President

Attest *Budley...* Secretary

STATE OF NEBRASKA }
COUNTY OF DOUGLAS } ss.

On this 29th day of December, 1972 before me,
the undersigned, a Notary Public in and for said County

personally came M. B. Coffey, President of
Overland-Wolf, Inc. (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.



Ruth E. Hoffman
Notary Public.

My Commission expires the 8th day of July 1974

38
[Handwritten initials]

RECEIVED
1973 FEB 1 PM 3 14

THE STATE OF NEBRASKA
Douglas County

Entered in Numerical Index and filed
for Record in the office of the Register
of Deeds of said County and recorded in
Book 1472 of Deeds
Page 637

C. Harold Ostler
REGISTER OF DEEDS

By *Robert R. [unclear]*
320 Durbin Life Realty
N 53A-30 G.P.N.-PG
Comptrol 2/15/73 Fee 368.00

53A + 21-15-13

CORPORATION WARRANTY DEED

FROM

TO

STATE OF _____ County } ss.

Entered in Numerical Index and filed for
record in the clerk's office of said county the
_____ day of _____, 19____
at the hour of _____ o'clock and _____ minutes
_____ M. and duly recorded in book _____
of deeds on page _____

County Clerk

Deputy