

42-533

STATE OF NEBRASKA, County of .....  
Filed for record and entered in Numerical Index  
on ..... at ..... o'clock ..... M.,  
and recorded in Deed Record ..... Page .....  
By .....  
County Clerk or Deputy County Clerk or  
Register of Deeds Deputy Register of Deeds

BOOK 1469 PAGE 141

### JOINT TENANCY WARRANTY DEED

SAM MONACO and LOUISE MONACO, Husband and Wife,

, herein called the grantor whether one or more,

in consideration of ONE and no/ 100 (\$1.00) Dollar and other valuable consideration--

received from grantees, does grant, bargain, sell, convey and confirm unto CHARLES RUMA and  
CARMELA RUMA, Husband and Wife, (a.k.a. Carmella Ruma) (a.k.a. Cirino Ruma)

as joint tenants and not as tenants in common, the following described real property in .....Omaha.....

.....Douglas..... County, Nebraska:

The East Forty-Two Feet (E42') of Lot One (1), and the  
East Forty-Two Feet (E42') of the North Forty Feet (N 40') of Lot  
Two (2) (42 x 106), Block Twelve (12), S.E. Rogers Addition,  
an addition to the City of Omaha, Douglas County, Nebraska, as  
surveyed, platted and recorded and more commonly known as  
1213 Dorcas Street, Omaha, Douglas County, Nebraska.

This deed is given in accordance with a Land Contract dated the 22nd  
day of November, 1965, and which appears of record in  
the Register of Deeds office, Douglas County, Nebraska in Miscellaneous  
Book Number 431, at Page 703, together with an easement  
for ingress and egress as described in Exhibit A which is attached hereto  
and by reference made a part hereof.

To have and to hold the above described premises together with all tenements, hereditaments  
and appurtenances thereto belonging unto the grantees as joint tenants.

And grantor does hereby covenant with the grantees that grantor is lawfully seised of said  
premises; that they are free from encumbrance;

that grantor has good right and lawful authority to convey the same; and that grantor warrants and will  
defend the title to said premises against the lawful claims of all persons whomsoever.

Dated April 4<sup>th</sup> 19 72.

Sam Monaco Sam Monaco Louise Monaco Louise Monaco

STATE OF NEBRASKA, County of Douglas:

Before me, a notary public qualified for said county, personally came

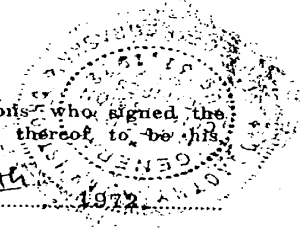
Sam Monaco and Louise Monaco, Husband and Wife,

known to me to be the identical person or persons who signed the  
foregoing instrument and acknowledge the execution thereof to be his,  
her or their voluntary act and deed.

Witness my hand and notarial seal on April 4<sup>th</sup> 1972

Dorothy A. Armstrong Notary Public

My commission expires 8-31 1972



BOOK 1469 PAGE 142

EASEMENT LEGAL DESCRIPTION

This is an easement in a part of Lot No. 1, and a part of Lot No. 2, all in Block No. 12 of S. E. Rogers' Addition, an addition in Douglas County, Nebraska, as surveyed, platted and recorded, and more particularly described as follows:

Beginning at the Northeast corner of said Lot No. 1; thence West along the North line of said Lot No. 1, a distance of 42 feet to the true point of beginning; thence South along a line 42 feet West of and parallel to the East line of said Lot No. 1 and Lot No. 2, a distance of 82.8 feet; thence West along a line 82.8 feet South of and parallel to the North line of said Lot No. 1, a distance of 15 feet; thence North along a line 57 feet West of and parallel to the East line of said Lot No. 1, and Lot No. 2, a distance of 45.2 feet; thence Northwesterly, a distance of 40.28 feet to a point on the North line of said Lot No. 1; thence East along the North line of said Lot No. 1, a distance of 31.1 feet to the true point of beginning.

H3

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ENTERED IN NUMERICAL INDEX AND RECORDED IN THE REGISTER OF DEEDS OFFICE IN DOUGLAS COUNTY, NEBRASKA  
 29 DAY OF November 21 AT 4:00 P.M. C. HAROLD OSTLER, REGISTER OF DEEDS

EXHIBIT A