

KNOW ALL MEN BY THESE PRESENTS, That THE EVERGREEN COMPANY, 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 -One Dollar, (\$1.00) and other valuable consideration in hand paid does hereby grant, bargain, sell and convey unto

AMERICAN COMMUNITY STORES CORPORATION

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

Douglas and State of Nebraska, to-wit:

Lots 1 to 6 inclusive and Lots 28 to 38 inclusive, Marshall and Pahl Addition to the City of Omaha, Douglas County, Nebraska, but excepting therefrom the following portions of said Lots 36, 37 and 38:

Beginning at the Northeast corner of said Lot 37, being a point 50 feet South and 50 feet West of the Northeast corner of the Northeast quarter of Section 34, Township 15 North, Range 12 East of the 6th P.M. Douglas County, Nebraska, and the Southwest corner of the intersection of 84th Street and West Center Road; thence South along the West line of 84th Street 317 feet to a point; thence West 346 feet to a point; thence North 317 feet more or less to a point on the South line of West Center Road; thence East along said South line of West Center Road 346 feet more or less to the point of beginning. 343

The property conveyed herein is subject to two easements for ingress and egress, which easements are more specifically described in Exhibit "A" attached hereto and by this reference made a part hereof.

There is also conveyed to the Grantee the real estate described in Exhibit B attached hereto.

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 of record and except the easements herein reserved.

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 3rd day of April 1969 In the Presence of [Signatures]

19 69 The Evergreen Company, Inc. A Corporation By C M Newman President Attest E M Newman Secretary

STATE OF NEBRASKA }  
COUNTY DOUGLAS } ss.

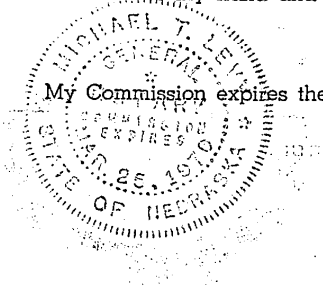
On this 3<sup>rd</sup> day of April 1969 before me,  
the undersigned, a Notary Public in and for said County

personally came C. M. NEWMAN, President of

~~AMERICAN COMMUNITY STORES CORPORATION~~  
THE EVERGREEN COMPANY, 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.



*Michael T. Levay*  
Notary Public.

My Commission expires the 25 day of March 1970

CORPORATION WARRANTY DEED  
FROM  
TO

County }  
STATE OF } 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

## EXHIBIT "A"

EASEMENT TRACT I

An easement for ingress and egress to and from the property conveyed herein over and across the following described tract in Lots 37 and 38, Marshall and Pahl Addition, to-wit:

Beginning at a point on the West property line of 84th Street, 317 feet South of the Northeast corner of Lot 37, Marshall and Pahl Addition; thence West, parallelling the South line of the Tract conveyed herein, a distance of 260 feet; thence South 36 feet; thence East 260 feet more or less to the West line of 84th Street; thence North along said line 36 feet more or less to the point of beginning.

EASEMENT TRACT II

An easement for ingress and egress to and from the property conveyed herein across the following described Tract in Lot 38, Marshall and Pahl Addition, to-wit:

Beginning at the Southeast corner of Lot 38, thence North a distance of 258.8 feet to a point; thence West 80 feet to a point; thence South 258.8 feet to a point; thence East 80 feet to the point of beginning.

## EXHIBIT "B"

A tract of land located in the North Half of the Northeast Quarter of the Northeast Quarter of Section 34, Township Fifteen North, Range Twelve East of the 6th Principal Meridian, bounded and described as follows:

Beginning at the Southwest corner of Lot 6, Marshall and Pahl Addition to the City of Omaha, Douglas County, Nebraska; thence South along a line which is the East line of Lot 7, Rainbow Replat II Addition to the City of Omaha, Douglas County, Nebraska, a distance of 37.2 feet to a point; thence east along a line parallel to the south line of said Lot 6, Marshall and Pahl Addition, a distance of 200 feet to a point which is the southwest corner of Lot 28, Marshall and Pahl Addition; thence north along the west line of said Lot 28, Marshall and Pahl Addition a distance of 37.2 feet to a point; thence west along a line which is the south line of said Lot 6, Marshall and Pahl Addition to the point of beginning.

/ a distance of 200 feet

NOTICE TO THE PUBLIC

THE STATE OF NEBRASKA

DOUGLAS COUNTY, NEBRASKA

REGISTER OF DEEDS

MANAGED OSTER

1869 APR 10 PM 3 32

RECEIVED

THE STATE OF NEBRASKA

DOUGLAS COUNTY

REGISTER OF DEEDS

MANAGED OSTER

1869 APR 10 PM 3 32

RECEIVED

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Debt

RECEIVED

1869 APR 10 PM 3 32

MANAGED OSTER

REGISTER OF DEEDS

DOUGLAS COUNTY, NEBRASKA

THE STATE OF NEBRASKA

DOUGLAS COUNTY

REGISTER OF DEEDS

MANAGED OSTER

1869 APR 10 PM 3 32

RECEIVED

By *C. Fred Oster*

MANAGED OSTER

REGISTER OF DEEDS

DOUGLAS COUNTY

MAIL

770-661

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*Hans - Apstein, Nely - Eble*

*1008 city hall Park*

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