

KNOW ALL MEN BY THESE PRESENTS, That GORDON TRIMBLE and MILDRED S. TRIMBLE, husband and wife,

in consideration of One Dollar and other valuable consideration -----DOLLARS in hand paid, do hereby grant, bargain, sell, convey and confirm unto

F. ARTHUR McININCH and LENA G. McININCH,

as JOINT TENANTS, and not as tenants in common; the following described real estate, situate in the County of Douglas and State of Nebraska, to-wit:

South 50 feet of Lot Two (2), Block Three (3) in BEVERLY HILLS, a subdivision in said county as surveyed, platted and recorded;

SUBJECT TO an easement for water service purposes for the benefit of the remainder of said Lot 2 and all of Lot 1 in Block 3 in said addition adjoining on the North, across and through the presently existing water line now installed and in use, which serves Lot 3 adjoining on the South, the premises herein conveyed, and extends on North to serve the remainder of said Lot 2 and all of Lot 1, including the right to maintain, repair or replace said water line; such easement to exist only until such time as a water main has been installed in the street known as Beverly Drive, and connection thereto can be made for the benefit of the remainder of said Lot 2 and all of Lot 1. Provided, however, that the cost for water used by said three lots as measured by the meter located on Lot 3 shall be paid by the owner of Lot 1 so long as said easement shall exist and be used as aforesaid; together with all the tenements, hereditaments, and appurtenances to the same belonging, and all the estate, title, dower, right of homestead, claim or demand whatsoever of the said grantors, of, in or to the same, or any part thereof; subject to 1948 state and county taxes which become a lien January 1, 1949, and all assessments subsequent to date hereof.

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 premises, 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 we the grantor S named herein for ourselves and our heirs, executors, and administrators, do covenant with the grantees named herein and with their assigns and with the heirs and assigns of the survivor of them, that we are lawfully seized of said premises; that they are free from incumbrance except as stated herein, and that we the said grantor S have good right and lawful authority to sell the same, and that we will and our heirs, executors and administrators shall warrant and defend the same unto the grantees named herein 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 named herein.

IN WITNESS WHEREOF We have hereunto set our hands this 20 day of

December

A. D. 1948.

In presence of

*Gordon Trimble*  
*Mildred S. Trimble*

STATE OF NEBRASKA, }

County of Douglas

ss.

On this

20

day of

*December*

A. D. 1948, before me, a Notary Public in and for said County, personally came the above named

GORDON TRIMBLE and MILDRED S. TRIMBLE, husband and wife,

who are personally known to me to be the identical persons whose names are affixed to the above instrument as grantors, and they acknowledged said instrument to be their voluntary act and deed.

WITNESS my hand and Notarial Seal the date last aforesaid.

*[Signature]* Notary Public.

My commission expires on the 8 day of Jan A. D. 1949

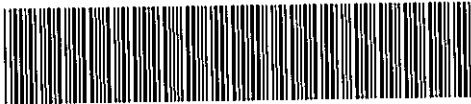
We, the undersigned, being the grantees in the within deed, do hereby certify that the title conveyed to us thereby is not to be held by us as community property, but is to be held by us as joint tenants with right of survivorship, with all the characteristics of such joint tenancy estate, irrespective of whether community funds were used in the purchase of said property.

Arthur McEninch  
Lena G. McEninch

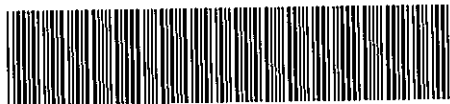
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1.53

15  
 DAY FEBRUARY 1949 AT 2:01 P.M. THOMAS I. O'DONNELL, REGISTER OF DEEDS  
 OFFICE IN NORTHERN IRELAND AND REGISTERED IN THE REGISTER OF DEEDS OFFICE IN DUBLIN COUNTY, IRELAND



1262 507 MISC



12643 98 507-508

RICHARD N. TAKECHI  
REGISTER OF DEEDS  
DOUGLAS COUNTY, NE

98 SEP -9 PM 12:31

RECEIVED

Space Above This Line for Recording Information

AFFIDAVIT

STATE OF NEBRASKA )  
 ) ss.  
COUNTY OF DOUGLAS )12643 49-03620  
FEE 1.50  
BKP 535 C/O COMP VP  
DEL SCAN LN FV

The undersigned, being the President of O'Daniel Motor Center, Inc., a Nebraska corporation ("Corporation"), hereby deposes and states as follows:

1. Affiant is an officer and director of the Corporation and is authorized to make this affidavit on behalf of the Corporation.

2. Affiant states that the Corporation is the record titleholder of the property identified on Exhibit "A" attached hereto.

3. Affiant hereby confirms that the water line easements over a portion of the premises described on Exhibit "A", as set forth in the Warranty Deed filed February 15, 1949, in Book 850 at Page 97 of the Register of Deeds of Douglas County, Nebraska, and the Warranty Deed filed December 20, 1948 in Book 847 at Page 602 recorded in the office of the Register of Deeds of Douglas County, Nebraska, has been abandoned. The easements have been abandoned because the property is now connected to municipal water through a water main installed on Beverly Drive.

FURTHER AFFIANT SAYETH NAUGHT.

Michael O'Daniel, Sr., President  
O'Daniel Motor Center, Inc.

Subscribed and sworn to before me this 9th day of September, 1998.

Notary Public

GENERAL NOTARY-State of Nebraska  
CAROL J. WHITE  
My Comm. Exp. July 18, 2002

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EXHIBIT "B"

Lot 1, except that part taken for the widening of Dodge Street and except the west 10 feet thereof, and except a triangular parcel of land being more particularly described as follows: Beginning at the northeast corner of said Lot 1; Thence south 23 feet along the east property line of Lot 1; Thence northwesterly 25.72 feet to a point on the north property line of Lot 1; Thence east 14 feet along the north property line of Lot 1 to the Point of Beginning; and

Lot 2, except the west 10 feet thereof;

Lot 3, except that portion dedicated for street purposes which is the easterly 5 feet of said Lot 3 except the north 33 feet thereof;

all in Block 3, Beverly Hills, an Addition to the City of Omaha, in Douglas County, Nebraska.

Legal as provided by Security Land Title & Escrow Company's Commitment No. C97-5635 effective date August 27, 1997 at 8:00 A.M.

Contains 176,479 square feet or 4.05 acres as field measured