

RW-503—WARRANTY DEED 5M—3-62

F-112 (12)

R-36b

Tract 61

1191

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KNOW ALL MEN BY THESE PRESENTS:

THAT We, Howard M. Lundgren and Arline S. Lundgren, husband and wife; Bernard A. Thomas and Helen L. Thomas, husband and wife, Tenants in Common

of the County of Douglas and State of Nebraska for and in consideration of the sum of - - Nineteen Thousand Four Hundred Thirty-two and 71/100 - (\$19,432.71) - - DOLLARS in hand paid do hereby grant, bargain, sell, convey and confirm unto THE STATE OF NEBRASKA the following described real estate situated in Douglas County, and State of Nebraska, to-wit:

A tract of land located in Lots 33 and 34, Pincrest Addition to the City of Omaha, Douglas County, Nebraska, described as follows:

Beginning at the westerly corner of said Lot 34; thence southerly along the southwest line of said Lots 33 and 34, said southwest line also being a northeasterly existing public road right of way line a distance of 293.8 feet to the point of intersection of said existing public road right of way line and a southwesterly existing public road right of way line; thence northerly on the East line of Lot 33 a distance of 214.2 feet; thence southwesterly 164 degrees 14 minutes left a distance of 63.8 feet; thence continuing southwesterly 35 degrees 04 minutes right a distance of 51.0 feet; thence northwesterly 68 degrees 12 minutes right a distance of 26.9 feet; thence continuing northwesterly 19 degrees 20 minutes right a distance of 139.6 feet to a point on the North line of said Lot 34; thence westerly on said North line a distance of 16.0 feet to the point of beginning, containing 10,550.1 square feet, more or less, being the area hereby secured.

Except over the following described drives there will be no ingress or egress over the above described tract or over the following described line onto the remaining land of the grantor in said Lots 33 and 34.

Beginning the above mentioned controlled access line at the northeast corner of said Lot 33; thence southerly along the East line of said Lot 33 a distance of 35.9 feet to the point of termination of said controlled access line.

Except ingress and egress is to be permitted over three commercial entrances, not to exceed 40 feet in width, to provide ingress and egress to property of the owner, so long as it is used consistent with operating normal business activities as they exist, the centerlines of which are to be located as follows, 20.4 feet, 129.4 feet both as measured southeasterly from the westerly corner of said Lot 34 and being measured along the southwesterly line of said Lot 34, and 68.9 feet southerly from the northeast corner of said Lot 33 as measured along the East line of said Lot 33.

TO HAVE AND TO HOLD the premises above described, together with all the Tenements, Hereditaments and Appurtenances thereunto belonging, unto the said The State of Nebraska and to its successors and assigns forever.

And we do hereby covenant with the said Grantee and with its successors and assigns that we are lawfully seized of said premises; that they are free from encumbrance

that we have good right and lawful authority to sell the same; and we do hereby covenant to warrant and defend the title to said premises against the lawful claims of all persons whomsoever.

And the said Howard M. and Arline S. Lundgren and Bernard A. and Helen L. Thomas hereby relinquishes all their rights of every name and kind in and to the above described premises.

Signed this 1 day of June 1963

A.D. 19

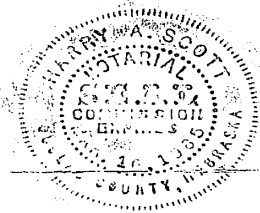
In Presence of

X Howard M. Lundgren
X Arline S. Lundgren
X Bernard A. Thomas
X Helen L. Thomas

Harry A. [Signature]

(See Acknowledgement—Over)

BOOK 1191 PAGE 10

STATE OF Nebraska
Douglas County } ss.

On this 1st day of June, A.D. 1963, before me, the undersigned, Harry A. Scott, a Notary Public, duly commissioned and qualified for and residing in said county, personally came

Howard M. Lundgren and Arline S. Lundgren,
husband and wife

to me known to be the identical persons whose names are
affixed to the foregoing instrument as grantors and acknowledged the same to be
their voluntary act and deed.

WITNESS my hand and Notarial Seal the day and year last above written.

Harry A. Scott Notary Public
My Commission expires the 1st day of June, 1965

STATE OF Nebraska
Douglas County } ss.

On this 1st day of June, A.D. 1963, before me, the undersigned, Harry A. Scott, a Notary Public, duly commissioned and qualified for and residing in said county, personally came

Bernard A. Thomas and Helen L. Thomas,
husband and wife

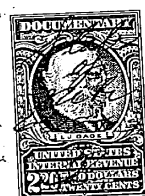
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Harry A. Scott Notary Public
My Commission expires the 1st day of June, 1965

RECEIVED

JUN 3 1963

Project F-112(12) AFF G-362

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| Indexed | General |
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WARRANT DEED

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JUL

AM 10 1

THOMAS

REGISTER OF DEEDS

DOUGLAS COUNTY, NEBRASKA

The State of Nebraska

STATE OF NEBRASKA

Douglas County } ss.

Entered in Numerical Index and filed for record
in the office of the Register of Deeds of said

County, the 9 day of June, 1963

at 10:00 o'clock and 10 minutes AM, and

duly recorded in Book 1191 of

Deeds of Deeds.

Dep't 7 Deputy

55-691-350

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