

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That the Omaha Plattdeutscher Verein, a corporation organized and existing under the laws of the State of Nebraska, County of Douglas, in consideration of the sum of One (\$1.00) Dollar and other valuable consideration, in hand paid by The German Old Peoples Home, a charitable corporation organized and existing under the laws of the State of Nebraska, County of Douglas, does hereby sell, grant, bargain, convey and confirm unto the German Old Peoples Home, the following described real estate situated in Douglas County, State of Nebraska, to-wit:



That part of Tax Lot Four (4), Section Three (3), Township Fourteen N. (14N), Range Thirteen E. (13E) of the 6th P.M. described as follows: Beginning at a point on North line of said Tax Lot 4, Four Hundred feet (400') East of the Northwest corner thereof, thence East along the North line of said Tax Lot four (4) to a point Two Hundred Fifty-one and one-half Feet (251½) West of the West Line of 13th Street; thence One hundred Fifty Feet (150) South along a line Two Hundred Fifty-one and one-half Feet (251½) feet West of and parallel to the West line of 13th Street; thence West One Hundred Ninety (190) Feet along a line One Hundred Fifty (150) Feet South and parallel to the North lot line of said Tax Lot Four (4); thence Northwesterly One Hundred Seventy-two and eight tenths (172.8) feet to place of beginning; together with an easement for purposes of ingress and egress over and upon the present and existing driveway and sidewalks situated upon Tax Lot Four (4) and extending from 13th Street,

together with all the tenements, hereditaments, and appurtenances to the same belonging, and all the estate, title, claim or demand whatsoever of the said Omaha Plattdeutscher Verein.

TO HAVE AND TO HOLD the above described premises, with the appurtenances, unto the said German Old Peoples Home forever; provided however, and subject to the following reservation and condition:

That unless the German Old Peoples Home shall cause to be erected upon the property conveyed a suitable building to be used as a home for the aged within a period of five (5) years from the date of the Special Warranty Deed, or if at any time after the construction and operation of said Old Peoples Home said institution shall cease operation of the Old Peoples Home, then title to the lands deeded therein and all improvements thereon, shall automatically and without further action of any of the parties, revert to the Omaha Plattdeutscher Verein and thereafter the German Old Peoples Home shall have no claim to said land whatsoever.

And the Omaha Plattdeutscher Verein does covenant with said German Old Peoples Home that it is lawfully seized of said premises, that they are free from encumbrance and that the Omaha Plattdeutscher Verein has good right and lawful authority to sell the same and that it will defend the same unto the said German Old Peoples Home, forever against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands this 22 day of January, A.D. 1945.

OMAHA PLATTDEUTSCHER VEREIN

WITNESSES:
Geo. Schaeffer
Wm. Borchert

By Jacob H. Fievers President
Chris Zeive Secretary

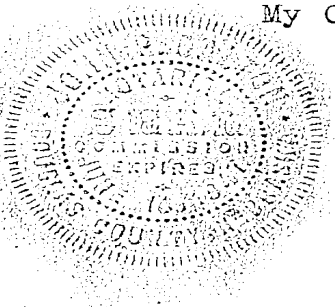
STATE OF NEBRASKA)
COUNTY OF DOUGLAS) ss

On this 22 day of January, 1945,
before me, a Notary Public duly commissioned and qualified for
and residing in said County, personally came Jacob Sievers
and Christian Heine, President and Secretary respectively of
the Omaha Plattdeutscher Verein, to me known to be the
identical persons whose names are affixed to the foregoing
conveyance as grantors and acknowledged the execution of the
same to be their voluntary act and deed, and stated that
they have full and lawful authority granted unto them by said
Omaha Plattdeutscher Verein to execute this Deed.

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

John P. Dalton
Notary Public

My Commission expires the 14 day of June, 1947.



7. INDEXED AND RECORDED IN THE REGISTER OF DEEDS OFFICE IN DOUGLAS COUNTY, NEBRASKA
23 day of January 1945 at 11:23 A.M. THOMAS J. O'CONNOR, REGISTER OF DEEDS 1.50