

THIS INDENTURE, Made this 15<sup>th</sup> day of Feb. A. D., 1952 between

PHOENIX DEVELOPMENT CO.,

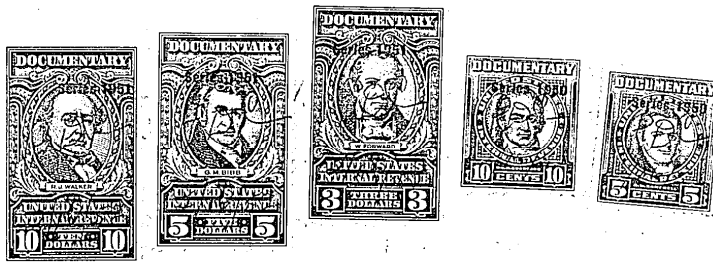
a corporation organized and existing under and by virtue of the laws of the State of Nebraska, party of the first part, and JOSEPH S. GRABOW,

of the County of Douglas, and State of Nebraska, party of the second part, WITNESSETH. That the said party of the first part for and in consideration of the sum of \$1.00 and other valuable considerations - - - - - DOLLARS in hand paid, receipt whereof is hereby acknowledged, has sold and by these presents does grant, convey and confirm unto the said party of the second part, the following described premises, situated in Douglas County, and State of Nebraska, to-wit:

~~Abstract~~

All that part of Lot 3 lying West and North of a line drawn parallel to and 35 feet Easterly of the Westerly line of Lot 3 and all that part of Lot 4 lying East and South of a line drawn parallel to and 35 feet Westerly of the Easterly line of Lot 4, Block 4, Tower Plaza, an Addition as surveyed, platted and recorded.

This deed is given subject to a license granted by said Phoenix Development Co. to the Northwestern Bell Telephone Company and the Omaha Public Power District, jointly, their successors, lessees and assigns, to erect and operate, maintain, repair and renew poles with the necessary supports, sustaining wires, cross arms, guys and anchors, and other instrumentalities, and to extend thereon wires for carrying and transmission of electric current for lights, heat and power, and for all telephone, telegraph and message purposes, along the rear and side boundary lines of said lot for the use and benefit of the owners and occupants of said block.



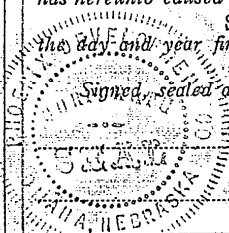
TO HAVE AND TO HOLD the premises above described, together with all the Tenements, Hereditaments and Appurtenances thereunto belonging unto the said JOSEPH S. GRABOW.

And the said PHOENIX DEVELOPMENT CO., for itself or its successors, does hereby covenant and agree to and with the said party of the second part and 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

does hereby covenant to warrant and defend the said premises against the lawful claims of all persons whomsoever. IN WITNESS WHEREOF, the said PHOENIX DEVELOPMENT CO.

has hereunto caused its corporate seal to be affixed and these presents to be signed by its President and Secretary,

the day and year first above written. Signed, sealed and delivered in presence of



PHOENIX DEVELOPMENT CO.,

By: Mel [Signature] President  
Thomas P. [Signature] Secretary

(over)

STATE OF ARIZONA }  
MARICOPA County } ss.

On this 15<sup>th</sup> day of Feb 19 52 before me,  
the undersigned, a Notary Public in and for said County,

personally came MEL DECKER, President of the  
PHOENIX DEVELOPMENT CO.

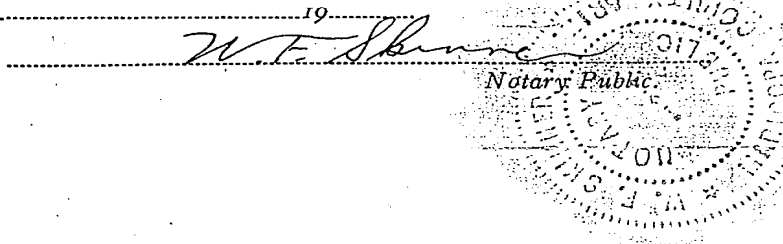
to me personally known to be the President and the identical person whose name is affixed to the above conveyance,  
and acknowledged the execution thereof to be his voluntary act and deed as such officer and the voluntary act and deed  
of the said PHOENIX DEVELOPMENT CO., and that

the Corporate seal of the said PHOENIX DEVELOPMENT CO. was thereto affixed  
by its authority.

Witness my hand and Notarial Seal at Phoenix in said county the day and year last above written.

My Commission expires the \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_

My Commission Expires April 5, 1954



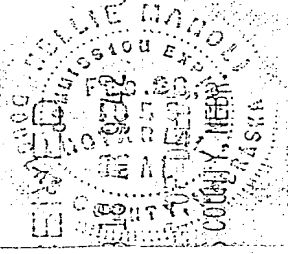
STATE OF NEBRASKA }  
COUNTY OF DOUGLAS } ss.

On this 15<sup>th</sup> day of Feb, 1952, before me, the undersigned, a  
Notary Public in and for said County, personally came THOMAS P. LEARY, to  
me personally known to be the Secretary 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 the said Phoenix Development Co., and that the Corporate  
seal of the said Phoenix Development Co. was thereto affixed by its  
authority.

Witness my hand and Notarial Seal at Omaha, in said county, the day  
and year last above written.

My commission expires  
Febr. 26, 1955.

Mellie Manoli  
Notary Public



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2.  
ENTERED IN NUMERICAL INDEX AND RECORDED IN THE REGISTER OF DEEDS OFFICE IN DOUGLAS COUNTY, NEBRASKA.  
18 DAY Feb 19 52 AT 9:42 A.M. THOMAS J. O'CONNOR, REGISTER OF DEEDS. 250