

State of Nebraska)
County of Douglas)

Entered on Numerical Index and filed for Record in
the Register of Deeds Office, of said County, the
third day of October A. D. 1911, at 8:00 o'clock A.M.

Harry Pearce

Register of Deeds

Notarized by "H.I."

13. WARRANT DEED.

Arthur Smadbeck & wf.
to
Otto Lawrence Sitzman, Tr.

KNOW ALL MEN BY THESE PRESENTS: That Arthur Smadbeck and Ruth
Smadbeck, husband and wife, of the Borough of Manhattan, City,
County and State of New York, for and in consideration of One and
no/100 (\$1.00) Dollar, and other good and valuable consideration

in hand paid, do hereby grant, bargain, sell and convey unto Otto Lawrence Sitzman of the City
of Omaha and State of Nebraska, as TRUSTEE the following described premises situate in the
County of Douglas and State of Nebraska, to-wit:-

Lots Nos. 1 to 15, both inclusive, 26 to 30, both inclusive, 56 to 70, both
inclusive, 76 to 85, both inclusive, 96 to 207, both inclusive, 215 to 284, both inclusive,
288 to 326, both inclusive, 331 to 623, both inclusive, 626 to 695, both inclusive, 701 to 789,
both inclusive, 791 to 798, both inclusive, 806 to 840, both inclusive, 842 to 848, both
inclusive, 850 to 853, both inclusive, 855 to 857, both inclusive, 863 to 910, both inclusive,
913 to 964, both inclusive, 970 to 981, both inclusive, 993 to 999, both inclusive, 1021, 1027
to 1054, both inclusive, 1073 to 1096, both inclusive, 1098, 1099, 1103 to 1110, both inclusive,
1129 to 1138, both inclusive, 1143 to 1164, both inclusive, 1167 to 1206, both inclusive, 1250
to 1254, both inclusive, 1254 to 1257, both inclusive, 1310 to 1313, both inclusive, 1330 to
1346, both inclusive, 1352 to 1366, both inclusive, 1371, 1372, 1502, 1503, 1513 to 1522,
both inclusive, 1534 to 1539, both inclusive, 1548, 1549¹⁵⁵⁸ to 1580, both inclusive, 1599, 1590,
1599 to 1601, both inclusive, 1605, 1606, 1622 to 1636, both inclusive, 1641 to 1646, both
inclusive, 1653 to 1659, both inclusive, 1662, 1663, 1666 to 1671, both inclusive, 1673 to 1677,
both inclusive, 1683 to 1687, both inclusive, 1691, 1692, 1708 to 1710, both inclusive, 1713 to
1718, both inclusive, 1721, 1722, 1739 to 1743, both inclusive, 1749 to 1764, both inclusive,
1767 to 1772, both inclusive 1822 to 1892, both inclusive, 1898 to 1949, both inclusive, 1951
to 2015, both inclusive, 2017 to 2034, both inclusive, 2037 to 2122, both inclusive, 2138 to
2204, both inclusive, 2210 to 2213, both inclusive, 2232 to 2231, both inclusive, 2234 to 2241,
both inclusive, 2247 to 2275, both inclusive, 2278 to 2286, both inclusive, 2290 to 2336, both
inclusive, 2339 to 2334, both inclusive, 2337 to 2351, both inclusive, 2353 to 2401, both
inclusive, 2403 to 2492, both inclusive, 2495 to 2497, both inclusive, 2501, 2502, 2505 to 2524,
both inclusive, 2534 to 2536, both inclusive, 2540 to 2546, both inclusive, 2552 to 2571, both
inclusive, 2573 to 2586, both inclusive, 2589 to 2591, both inclusive, 2692, 2630, 2636, 2637, 26

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inclusive, 3342 to 3350, both inclusive, 3352 to 3361, both inclusive, 3398 to 3412, both inclusive, 3418 to 3435, both inclusive, 3446 to 3457, both inclusive, 3561 to 3566, both inclusive, 3571 to 3601, both inclusive, 3603 to 3610, both inclusive, 3623 to 3627, both inclusive, 3633 to 3637, both inclusive, 3661 to 3662, both inclusive, 3664, 3665, 3714 to 3716, both inclusive, 3732 to 3737, both inclusive, together with the right, title and interest of the party of the first part in and to that portion of the road or roads immediately adjoining the said premises to the center line thereof, in KING LAKE, a Sub-division in Douglas County, Nebraska, as surveyed, platted and recorded together with all the tenements, hereditaments and appurtenances to the same belonging and all the estate, right, title claim or demand whatsoever of said Arthur Smadbeck and Ruth Smadbeck, of in or to the same or any part thereof;

TO HAVE AND TO HOLD the above described premises with the appurtenances unto the said Otto Lawrence Sitzman, as TRUSTEE, and to his successor or successors and assigns forever in trust, nevertheless to convey to such purchaser or purchasers thereof who shall be subscribers to the OMAHA DAILY NEWS, a newspaper published in the City of Omaha and to execute, acknowledge and deliver such deed or deeds as may be necessary to pass title thereto upon compliance by the purchasers with the terms of the application made to the OMAHA DAILY NEWS. Subject to the following provisions and conditions, to-wit: That no noisy, dangerous, noxious or offensive trade shall be carried on upon said premises or any trade or business which may be offensive or objectionable to the neighborhood. All toilet outhouses shall be suitably screened and equipped with septic or chemical tanks. No part of said premises shall be used for any insane, inebriate or other asylum, cemetery or place of burial. No structure shall be erected upon said premises other than a single detached dwelling and suitable private garage and toilet outhouse for the use of the owner or occupant of said dwelling, without the written consent of the grantors. Said premises shall not be sold or conveyed to or leased or occupied by any person other than one of the Caucasian race.

This deed is made subject to the faithful observance of and compliance with each and every one of these conditions, which conditions and restrictions shall run with and bind said land and shall be considered as conditions with respect thereto and we the said grantors do hereby covenant with the said grantee and with his successor or 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 that we will and our heirs, executors and administrators shall warrant and defend the same unto the said Trustee and to his successor or successors and assigns forever against the lawful claims of all persons whomsoever.

It is expressly covenanted and agreed that subsequent purchasers shall be under no obligation to inquire whether or not the purchaser named in the deed or deeds executed by said Trustee, is in fact a subscriber to the Omaha Daily News or has complied with the terms of the application made to the Omaha Daily News, but the naming of any grantee as a subscriber to said paper in any deed or deeds executed and delivered by said Trustee shall be deemed conclusive evidence of the fact that the grantee named is a subscriber to said paper and has complied with

IN WITNESS WHEREOF, we have hereunto set our hands this 26th day of September, A.D., 1925.

In presence of

E. L. Brazeau.

Arthur Smadbeck

Ruth Smadbeck

STATE OF NEW YORK }
COUNTY OF NEW YORK } ss:

On this 26th day of September, A.D. 1925, before me a Notary Public in and for said County personally came the above named Arthur Smadbeck and Ruth Smadbeck, husband and wife, who are personally known to me to be the identical persons whose names are annexed 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 aforesaid.



Edith L. Brazeau

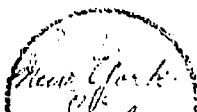
Notary Public, New York County
New York Co. Clerks No. 609, Registers
No. 7567
Certificates filed in
Kings Co. Clerks No. 80 Registers No. 7370
Bronx County Clerks No. 62 Queens Co. Clerks No.
1767,
Westchester Suffolk Nassau Albany &
Rensselaer Counties
Commission expires March 30, 1927.

State of New York, }
County of New York, } ss.:

No. 7426 Series B

I, JAMES A. DONEGAN, Clerk of the County of New York, and also Clerk of the Supreme Court for the said County, the same being a Court of Record, having a seal, DO HEREBY CERTIFY, That Edith L. Brazeau whose name is subscribed to the deposition or certificate of the proof or acknowledgment of the annexed instrument, and thereon written, was, at the time of taking such deposition, or proof and acknowledgment, a Notary Public in and for such County, duly commissioned and sworn, and authorized by the laws of said State, to take depositions and to administer oaths to be used in any Court of said State and for general purposes; and also to take acknowledgments and proofs of deeds, of conveyances for land, tenements or hereditaments in said State of New York. And further, that I am well acquainted with the handwriting of such Notary Public, and verily believe that the signature to said deposition or certificate of proof or acknowledgment is genuine.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seal of the said Court and County, the 2 day of Oct., 1925.



James A. Donegan

Clerk