



DEED 2008119231



DEC 18 2008 11:47 P 1

**Nebr Doc Stamp Tax**  
 12/18/08  
 Date  
 \$40.50  
 By MDP

FEE 5.50 FB 30-03840  
 BKP \_\_\_\_\_ C/O \_\_\_\_\_ COMP \_\_\_\_\_  
 DEL \_\_\_\_\_ SCAN \_\_\_\_\_ FV \_\_\_\_\_  
 deed A

Received - DIANE L. BATTIATO  
 Register of Deeds, Douglas County, NE  
 12/18/2008 11:47:54.14  
 2008119231

# SURVIVORSHIP WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT

**James R. McVeigh and Kathleen M. McVeigh, as husband and wife**

herein called the grantor, whether one or more, in consideration of **One Dollar and other valuable consideration** received from grantees, do hereby grant, bargain, sell, convey and confirm unto

**Brian F. Avery and Jennifer R. Avery, as husband and wife**

, as joint tenants with rights of survivorship, and not as tenants in common, the following described real property in Douglas County, Nebraska

**Lot 12, Block 3, Blodgett & Krajacic's Addition, an Addition to the City of Omaha, as surveyed, platted and recorded, Douglas County, Nebraska**

To have and to hold the above described premises together with all tenements, hereditaments and appurtenances thereto belonging unto the grantees and to their assigns, or to the heirs and assigns of the survivor of them forever.

And the grantor does hereby covenant with the grantees and with their assigns and with the heirs and assigns of the survivor of them that grantor is lawfully seized of said premises; that they are free from encumbrances **except covenants, easements and restrictions of record; all regular taxes and special assessments, except those levied or assessed subsequent to the date hereof;** that grantor has good right and lawful authority to convey the same; and that grantor warrants and will defend the title to said premises against the lawful claims of all persons whomsoever.

It is the intention of all parties hereto that in the event of the death of either of the grantees, the entire fee simple title to the real estate shall vest in the surviving grantee.

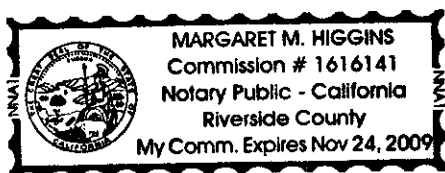
Executed: 12/2/08

James R. McVeigh

Kathleen M. McVeigh

STATE OF California,  
COUNTY OF Riverside ) ss.

The foregoing instrument was acknowledged before me the 2nd day of December, 2008 by James R. McVeigh and Kathleen M. McVeigh, as husband and wife.



Notary Public

My Commission Expires: Nov 24, 2009