



DEED 2013083682



AUG 15 2013 16:03 P 1

Nebr Doc Stamp Tax
08-15-2013 Date
\$ Ex005
By PN

Fee amount: 10.00  
FB: 23-21200  
COMP: PN

Received - DIANE L. BATTIATO  
Register of Deeds, Douglas County, NE  
08/15/2013 16:03:45.00



2013083682

## SURVIVORSHIP WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT **Domenico D. Stella and Marilyn J. Stella, husband and wife**, Grantor, whether one or more, in consideration of One Dollar and other valuable consideration, receipt of which is hereby acknowledged, does hereby grant, bargain, sell, convey and confirm unto **Domenico D. Stella and Steven M. Stella**, as joint tenants with right of survivorship, and not as tenants in common, the following described real property in **Douglas County, Nebraska**:

**South 41 Feet of Lots Two (2) and Three (3) Block Two (2), Kountze and Ruth's 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 encumbrance **except covenants, easements and restrictions of record; all regular taxes and special assessments, except those levied or assessed subsequent to 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 this 8<sup>th</sup> day of August, 2013.

Domenico D. Stella  
Domenico D. Stella

Marilyn J. Stella  
Marilyn J. Stella

STATE OF **Nebraska**

COUNTY OF Douglas

The foregoing instrument was acknowledged before me this 8<sup>th</sup> day of August, 2013 by Domenico D. Stella and Marilyn J. Stella, husband and wife.

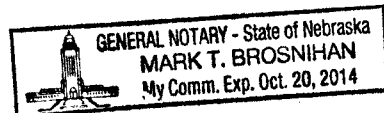
Notary Public, State and County aforesaid

Mark T. Brosnihan  
Notary Signature

Mark T. Brosnihan  
Notary Printed Signature

My commission expires:

10-20-2014



Return to:  
Domenico D. Stella and Steven M. Stella  
563 South 18 Street  
Omaha, NE 68102

**DAKOTA TITLE & ESCROW CO.**