

145-949

625

SURVIVORSHIP WARRANTY DEED

MILTON B. FAULK and BETTY J. FAULK, husband and wife, herein called the Grantors, in consideration of One Dollar (\$1.00) and other valuable consideration received from the Grantees, do grant, bargain, sell, convey and confirm unto

JESSE R. DAVIS and FLORENCE E. DAVIS, Husband and Wife, as joint tenants with right of survivorship, and not as tenants in common, the following described real property in Sarpy County, Nebraska:

A parcel of land 250 x 355.85 feet in Tax Lot Five (5) and Tax Lot 6-B-2 in the Southwest Quarter (SW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section Fifteen (15), Township Fourteen, Range Thirteen (13), East of the 6th P.M., more particularly described as follows:

Commencing at a point on the south line of the N.E. 1/4 of Section 15, Township 14N, Range 13E of the 6th P.M. in Sarpy County, Nebraska, four hundred sixty-two (462) ft. east of the southwest corner thereof; thence north, grid bearing Zero degrees, eighteen minutes and ten seconds (0°-18'-10") west six hundred seventy-one and two-tenths (671.2) ft. along the west line of said Tax Lot Five (5) to the south corner of said Tax Lot Six-B-Two (6-B-2), the true beginning point of above mentioned parcel; thence northwesterly along the westerly line of said Tax Lot Six-B-Two (6-B-2) grid bearing north twenty-nine degrees, twenty-five minutes and thirty seconds (29°-25'-30"), three hundred fifty-five and eighty-five one-hundredths (355.85) feet; thence northeasterly and at right angles to previous course, grid bearing, north sixty degrees, thirty-four minutes and thirty seconds (60°-34'-30") east one hundred ninety-eight and twenty-five one-hundredths (198.25) feet to a point on the west line of said Tax Lot Five (5); thence continuing northeasterly on the line of the previous course, fifty-one and seventy-five one-hundredths (51.75) feet to a point in said Tax Lot Five (5); thence southeasterly and at right angles to the previous course, parallel to the west line of said Tax Lot Six-B-Two (6-B-2) grid bearing twenty-nine degrees, twenty-five minutes and thirty seconds (29°-25'-30"), three hundred fifty-five and eighty-five one-hundredths (355.85) feet; thence southwesterly, at right angles to previous course, grid bearing south sixty degrees, thirty-four minutes and thirty seconds (60°-34'-30") west, two hundred fifty feet to the said true beginning point, containing 2.042 acres;

together with an easement for ingress and egress along a service road leading from Chandler Road to the aforescribed premises and being the same easement corridor as described in a certain Easement and Right of Way Agreement from the herein grantors to Metropolitan Utilities District of Omaha, dated November 15, 1968, and recorded on November 18, 1968, in Book 40 at Page 613 of the Real Estate Records of Sarpy County, Nebraska, to-wit:

NEBRASKA DOCUMENTARY
STAMP TAX

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137.50 BY Lee

An irregular tract of land, except that part taken for public right of way, situated in the Southwest Quarter of the Northeast Quarter of Section 15, Township 14 North, Range 13, East of the 6th P.M., in Sarpy County, Nebraska, being more particularly described as follows: Beginning at a point on the East-West center line of said Section 15, said centerline having an assumed bearing of North 90 degrees 0 minutes East, said point of beginning being a distance of 298.50 feet Southwesterly, measured at right angles, from the centerline of the Southwesterly main

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track of the Union Pacific Railroad Company as now constructed and operated; thence North 29 degrees 29 minutes West a distance of 238.97 feet; thence North 43 degrees 30 minutes West a distance of 154.90 feet to a point, said point being a distance of 336.00 feet Southwesterly, measured at right angles, from the centerline of the above said railroad tracks; thence North 29 degrees 29 minutes West a distance of 900.00 feet along a line parallel to and 336.00 feet Southwesterly from the centerline of the above said railroad tracks; thence South 60 degrees 31 minutes West a distance of 25.00 feet; thence South 29 degrees 29 minutes East a distance of 903.07 feet; thence South 43 degrees 30 minutes East a distance of 154.90 feet; thence South 21 degrees 10 minutes East a distance of 206.99 feet; thence North 90 degrees 0 minutes East a distance of 63.18 feet along the East-West centerline of said Section 15 to the point of beginning.

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 Grantors do hereby covenant with the Grantees and with their assigns and with the heirs and assigns of the survivor of them that Grantors are lawfully seised of said premises; that they are free from encumbrance, except 1970 county and state and all regular and special taxes hereinafter assessed and easements and restrictions of record; that Grantors have good right and lawful authority to convey the same; and that Grantors warrant 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.

DATED this 1st day of May, 1970.

Milton B. Faulk
Milton B. Faulk

Betty J. Faulk
Betty J. Faulk

STATE OF NEBRASKA)
COUNTY OF DOUGLAS) ss.

Before me, a notary public qualified for said county, personally came MILTON B. FAULK and BETTY J. FAULK, Husband and Wife, Grantors, known to me to be the identical persons who signed the foregoing instrument and acknowledged the execution thereof to be their voluntary act and deed.

Witness my hand and notarial seal on May 1, 1970.



Wallace H. Hines
Notary Public

Commission expires 24 June 1972.