

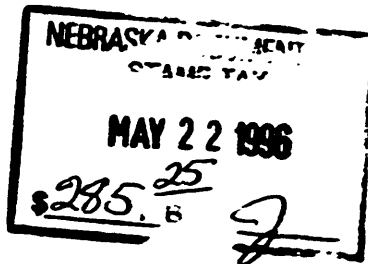
96 09793

96-09793

MAY 22 PM 2:29

[Handwritten signature]

REGISTER OF DEEDS



Counter
Verify
D.E.
Proof
Fee \$ 5.50
Ck
Cash
Chg

103-B—SURVIVORSHIP WARRANTY DEED

Huffman and Felton & Wolf, Walnut, Mo. 68461

KNOW ALL MEN BY THESE PRESENTS, That

William F. James and Phyllis J. James, Husband and Wife

, herein called the grantor whether one or more,

in consideration of Two dollars and other valuable consideration

received from grantees, does grant, bargain, sell convey and confirm unto

Courtney, L.L.C.

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

Lot A Gavin's Addition, an addition to the City of Bellevue, as surveyed, platted and recorded, Sarpy 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 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 seised of said premises; that they are free from encumbrance

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.

Dated May 15, 1996

* 5/15/96.....

* 5/15/96.....

* William F. James.....

* Phyllis J. James.....

STATE OF Nebraska }
Sarpy County } ss.

On this _____ day of _____, 19____, before

me, the undersigned a Notary Public, duly commissioned and qualified for in said county, personally came William F. James and Phyllis J. James, Husband and Wife

to me known to be the identical person or persons whose name is or names are affixed to the foregoing instrument and acknowledged the execution thereof to be his, her or their voluntary act and deed.

Witness my hand and Notarial Seal the day and year last above written.

[Handwritten signature] Notary Public

My Commission expires the 15th day of May, 1996



09793