

401/280
281

SURVIVORSHIP WARRANTY DEED.

Joseph F. Murphy, Jr., and Helen Clare Murphy, husband and wife, herein called the grantor whether one or more, in consideration of One Dollar and other valuable consideration received from grantees, does grant, bargain, sell convey and confirm unto Clifford W. Kirkner and Lorraine Kirkner (husband and wife) as joint tenants with right of survivorship, and not as tenants in common, the following described real property, in Douglas County, Nebraska:

NEBRASKA DOCUMENTARY
STAMP TAX
SEP 26 1975
\$ 16.50 BY Sh. M.

The South Fourteen and Seven-Tenths Feet (S.14.7 Ft.) of Lot One (1), Block Seventy-Eight (78), Original City of South Omaha, now Omaha, Douglas County, Nebraska, except the North Six and Seven-Tenths Feet of the West Forty-Seven and Three-Tenths Feet (Ex. N. 6.7 Ft. of W. 47.3 Ft.) of said South Fourteen and Seven-Tenths Ft. (S.14.7 Ft.) of said Lot One (1); and the North Five Feet (N. 5 Ft.) of Lot Two (2), Block Seventy-Eight (78), Original City of South Omaha, now Omaha, as surveyed, platted and recorded.

The parties agree that the North Wall, the South Wall and a part of the West Wall of the building situated on the property conveyed, shall continue to be used as Party Walls.

Grantors hereby retain a perpetual easement across the roof of the property to be conveyed, for ingress and egress to the roof of the building adjoining on the South, together with the right of access to said roof.

Grantors also retain a perpetual easement to use that portion of the building situated on the North 5 Feet of the West 5 Feet of the East 75 Feet of said Lot 2, for ingress and egress to the property adjoining on the South and a perpetual easement for ingress and egress, in common with the Buyers and their assigns over the South 8 Feet of the West 47.3 Feet of Lot 1, and over the North 5 Feet of the West 75 Feet of Lot 2, Block 78, in Original City of South Omaha, now Omaha, 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 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 existing Lease which expires August 1, 1976.

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 September 25th, 1975.

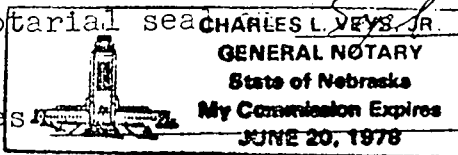
Joseph F. Murphy Jr.
Helen Clare Murphy

STATE OF NEBRASKA, County of Douglas:

Before me, a notary public qualified for said county, personally came Joseph F. Murphy, Jr., and Helen Clare Murphy, husband and wife, 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 Sept 25, 1975.

My commission expires JUNE 20, 1976, 19__.



Charles L. Veys Jr.

42
Dud

RECEIVED
1975 SEP 25 PM 4:14

C. HANCOCK OSTLER,
REGISTER OF DEEDS,
DOUGLAS COUNTY, NEBR.

THE STATE OF NEBRASKA }
Douglas County

Entered in Numerical Index and Serial
for Record in the office of the Register of
Deeds of said County and State of Nebraska
1530 of Block

Book 677
Page 677

C. Hancock Ostler
Register of Deeds

By _____
Lup-09

MAIL _____

N 1-280 6.50

Completed 7416.50

So 1