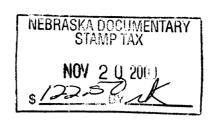
FILED SARPY CO. NE.
INSTRUMENT NUMBER
2000 3 0 3 1 4
2000 NO 20 PM 4: 24

Plant Decomposition of Deeds



Counter Counter Verify

D.E. D

Proof Ck Cash Chg Chg

6363

JOINT TENANCY WARRANTY DEED

Kathleen Riha and Frank J. Riha, Wife and Husband, Grantor, whether one or more, in consideration of Ten and 00/100 Dollars and other valuable considerations (\$10.00), receipt of which is acknowledged, conveys to James J. Cronican and Gina T. Cronican, Grantees, as joint tenants and not as tenants in common, the following described real estate (as defined in Neb. Rev. Stat. 76-201) in Sarpy County, Nebraska

The North 333.73 feet of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 25, T13N, R11E of the 6th P.M., Sarpy County, Nebraska.

Grantor covenants (jointly and severally, if more than one) with the Grantees that Grantor:

- (1) is lawfully seized of such real estate and that it is free from encumbrances subject to reservations, restrictions, covenants, and easements of record.
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend the title to the real estate against the lawful claims of all persons.

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

Executed: November 17, 2000

Grantor:

Kathleen Riha

Frank J. Riha

STATE OF <u>Nebraska</u> COUNTY OF <u>Sarpy</u>

The foregoing instrument was acknowledged before me on NOU EmBerz 11, 20 00, by Kathleen Riha and Frank J. Riha, Wife and Husband.

GENERAL NOTARY-State of Nebraska
JOHN J. KOKE
My Comm. Exp. June 3, 2002

Notary Public