

FILED SARPY CO. NE.
INSTRUMENT NUMBER
2000-30314
2000 NO 20 PH 4: 24
Steve J. Koke
REGISTER OF DEEDS

NEBRASKA DOCUMENTARY
STAMP TAX
NOV 20 2000
\$ 122.50 BY *JK*

Counter JK
Verify JW
D.E. D
Proof a
Fee \$ 5.50
Ck Cash 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 ¼ of the SE ¼ 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
Kathleen Riha
Frank J. Riha
Frank J. Riha

STATE OF Nebraska
COUNTY OF Sarpy

The foregoing instrument was acknowledged before me on NOVEMBER 17, 2000, by **Kathleen Riha and Frank J. Riha, Wife and Husband**.

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

John J. Koke
Notary Public

L 143413
MAYOR TITLE & ESCROW CO.