

DAKOTA TITLE & ESCROW CO. L125018

96-019938
96 OCT -1 PM 3:42
Shirley J. [Signature]
REGISTER OF DEEDS

NEBRASKA DOCUMENTARY
STAMP TAX
OCT 01 1996
\$110.²⁵ BY *J*

96-19938
3.50
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JOINT TENANCY WARRANTY DEED

Norris O. Rossum and Mary E. Rossum, husband and wife, Grantor, whether one or more, in consideration of Ten and 00/100 and other valuable considerations Dollars (\$10.00), receipt of which is acknowledged, conveys to Jay Van Housen and Cindi L. Van Housen, 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

That part of Tax Lot 4 in Section 25, Township 14 North, Range 10, East of the 6th P.M., in Sarpy County, Nebraska, more particularly described as follows: Commencing 1073 feet west of the southeast corner of said Section 25; running thence North 690 feet to the railroad right-of-way; thence southwesterly along said right-of-way to the south line of said Section 25; thence east to the point of beginning, except that part conveyed to the State of Nebraska for highway purposes, and also excepting that portion to the West of Hwy 6. (Now Known as Tax Lot 4B, SE 1/4 SE1/4)

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

- (1) is lawfully seised 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: 9-27-96, 1996.

Grantor:

Norris O. Rossum
Norris O. Rossum

Mary E. Rossum
Mary E. Rossum

STATE OF Illinois
COUNTY OF Will

The foregoing instrument was acknowledged before me on 9-27 1996, by Norris O. Rossum and Mary E. Rossum, husband and wife.

OFFICIAL SEAL
JUDITH L. DONOVAN
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 12-4-99

Judith L. Donovan
Notary Public

019938