

147-494

SURVIVORSHIP WARRANTY DEED

JACK FICKLER and
ETHEL M. FICKLER, Husband and wife,

, herein called the grantor whether one or more,

in consideration of One and no/100 (\$1.00) Dollar and other valuable consideration

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

O. ARTHUR ARMBRUST and
JEAN B. ARMBRUST, Husband and wife,

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

property in Sarpy County, Nebraska:

That part of the NW 1/4 of Section 21, T14N, R11E of the 6th P.M., Sarpy County, Nebraska described as follows: Beginning at the NE corner of said NW 1/4; thence West on the North line of said NW 1/4 (the North line of said NW 1/4 assumed East-West in direction) 659.26 feet; thence S 0°03'05" E on a line 659.26 feet Westerly from and parallel to the East line of said NW 1/4, 2651.81 feet to the South line of said NW 1/4; thence N 89°56'41" E on the South line of said NW 1/4 659.26 feet to the SE corner of said NW 1/4; thence N 0°03'05" W on the East line of said NW 1/4 2651.18 feet to the Point of Beginning (said parcel contains 40.129 acres).

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 subject to an easement to OPPD dated 10/31/71 and recorded on 11/16/71 in Book 44 at Page 652 and easement to Northern Natural Gas Company, recorded in Book 29 at Page 461, protective covenants and easements of record, the pro-rated 1971 County taxes and subject also to all subsequent taxes and assessments; 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 March 3, 1972.

Jack Fickler
Jack Fickler
Ethel M. Fickler
Ethel M. Fickler

NEBRASKA DOCUMENTARY
STAMP TAX
MAR 6 1972
\$ 39.00 BY *CLH*

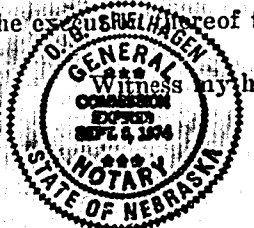
FILED FOR RECORD 3-6-72 AT 3:00 P.M. IN BOOK 147 OF Deeds
PAGE 494 *Carl L. Hillebrand* REGISTER OF DEEDS, SARPY COUNTY NEB. 325

STATE OF NEBRASKA County of Douglas:

Before me, a notary public qualified for said county, personally came

JACK FICKLER and
ETHEL M. FICKLER, Husband and wife,

known to me to be the identical person or persons who signed the foregoing instrument and acknowledged the execution thereof to be his, her or their voluntary act and deed.



My hand and notarial seal on March 3, 1972

Carl L. Hillebrand Notary Public
My commission expires September 74, 1974

Rec # 014934