

SURVIVORSHIP WARRANTY DEED

RICHARD W. HAYS and
CATHERINE A. HAYS, 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, Township 14 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska, described as follows: Commencing 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) 988.88 feet to the Point of Beginning; thence S 0°03'05" E on a line 988.88 feet Westerly from and parallel to the East line of said NW 1/4, 2652.12 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, 329.62 feet, to a point 659.26 feet Westerly from the SE corner of said NW 1/4; thence N 0°03'05" W on a line 659.26 feet Westerly from and parallel to the East line of said NW 1/4, 2651.81 feet, to the north line of said NW 1/4; thence West on the North line of said NW 1/4, 329.62 feet to the point of beginning (20.067 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 but subject to easements, protective covenants, and restrictions of record, and the 1974 County taxes;

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 May 1 19 74.

Richard W. Hays
Richard W. Hays

Catherine A. Hays
Catherine A. Hays

NEBRASKA DOCUMENTARY
STAMP TAX
MAY 6 1974
\$ 41.80 BY *Dw.*

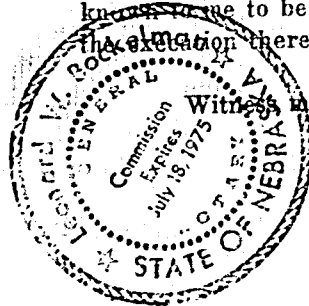
FILED FOR RECORD 5-6-74 AT 2:05 P.M. IN BOOK 149 OF *Deed*
PAGE 984 *Carl L. Hibbele* REGISTER OF DEEDS, SARPY COUNTY, NEB 325

STATE OF NEBRASKA, County of Douglas:

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

RICHARD W. HAYS and
CATHERINE A. HAYS, 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 on May 1 19 74

Leonard W. Boeckelman
Notary Public

My commission expires July 18 19 75

R# 036307