

FILED SARPY CO. NE.
INSTRUMENT NUMBER
2006-20793

2006 JUN 20 P 4:02 PM

Glenn J. Dowling
REGISTER OF DEEDS

NEBRASKA DOCUMENTARY
STAMP TAX
JUN 20 2006
\$ 112.50 By LM

COUNTER LM C.E. D
VERIFY LM D.E. JD
PROOF LM
FEES \$ 10.50
CHECK # 60042/60064
CHC _____ CASH _____
REFUND _____ CREDIT _____
SHORT _____ NCR _____

SURVIVORSHIP WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT Donald J. Neitzel and Rose Neitzel, husband and wife and Duane E. Neitzel and Joyce Neitzel, husband and wife, Grantor, whether one or more, in consideration of One Dollar and other valuable consideration, receipt of which is hereby acknowledged, does hereby grant, bargain, sell, convey and confirm unto Michael E. Neitzel and Charlotte J. Neitzel, husband and ^{wife} ~~wife~~, as joint tenants with right of survivorship, and not as tenants in common, the following described real property in Sarpy County, Nebraska:

Lot 3, Neitzels Corner, an Addition to the City of Springfield, as surveyed, platted and recorded, Sarpy County, Nebraska.

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 the 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 seized of said premises; that they are free from encumbrance **except covenants, easements and restrictions of record; all regular taxes and special assessments, except those levied or assessed subsequent to date hereof;** 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.

Executed this 6 day of June, 2006.

016191-7

20793

Return to:
Michael Neitzel
P O BOX 162
Springfield NE 68059

Donald J. Neitzel

Donald J. Neitzel

Rose Neitzel

Rose Neitzel

Duane E. Neitzel

Duane E. Neitzel

Joyce Neitzel

Joyce Neitzel

STATE OF Nebraska

COUNTY OF Sarpy

The foregoing instrument was acknowledged before me this 6th day of June, 2006 by Donald J. Neitzel and Rose Neitzel, husband and wife and Duane E. Neitzel and Joyce Neitzel, husband and wife.

Notary Public, State and County aforesaid

Donna J. Webster
Notary Signature

DONNA J. WEBSTER
Notary Printed Signature

My commission expires:
2-23-07

