

BOOK 1191 PAGE 479

Warranty Deed, Vesting Entire Title in Survivor

KNOW ALL MEN BY THESE PRESENTS, That CHARLINE E. PICKFORD and R.H.

PICKFORD, JR., wife and husband

in consideration of TWO and NO/100 (\$2.00) DOLLARS and other valuable consideration

in hand paid, do hereby grant, bargain, sell, convey and confirm unto GEORGE E. MATTHEWS and JUNE

F. MATTHEWS, husband and wife

as JOINT TENANTS, and not as tenants in common; the following described real estate, situate in the County of Douglas and State of Nebraska, to-wit:

Lot Thirteen (13), Block Seventeen (17) in Happy Hollow, an Addition to the City of Omaha, as surveyed, Platted and recorded, Douglas County, Nebraska



together with all the tenements, hereditaments, and appurtenances to the same belonging, and all the estate, title, dower, right of homestead, claim or demand whatsoever of the said grantor... of, in or to the same, or any part thereof; subject to state and county taxes for the year 1962 and regular city taxes for the year 1963, pro-rated to July 1, 1963, and all subsequent taxes and assessments: and to any easements or restrictions of record, and First Mortgage in favor of Nebraska Savings and Loan Association of Omaha, Nebraska dated July 2, 1958, recorded July 3, 1958 in Book 1287 Page 672 Original amount of @ \$26,000.00 on which there is a balance of \$24,252.66 which mortgage and balance grantees assume and agree to pay.

IT BEING THE INTENTION OF ALL PARTIES HERETO, THAT IN THE EVENT OF THE DEATH OF EITHER OF SAID GRANTEEES, THE ENTIRE FEE SIMPLE TITLE TO THE REAL ESTATE DESCRIBED HEREIN SHALL VEST IN THE SURVIVING GRANTEE.

TO HAVE AND TO HOLD the above described premises, with the appurtenances, unto the said grantees as JOINT TENANTS, and not as tenants in common, and to their assigns, or to the heirs and assigns of the survivor of them, forever, and we the grantor... named herein for... OURSELVES... and... OUR heirs, executors, and administrators, do covenant with the grantees named herein and with their assigns and with the heirs and assigns of the survivor of them, that we are lawfully seized of said premises; that they are free from incumbrance except as stated herein, and that we the said grantor... have good right and lawful authority to sell the same, and that we will and OUR heirs, executors and administrators shall warrant and defend the same unto the grantees named herein and unto their assigns and unto the heirs and assigns of the survivor of them, forever, against the lawful claims of all persons whomsoever, excluding, the exceptions named herein.

IN WITNESS WHEREOF we have hereto set OUR hands this 13 day of

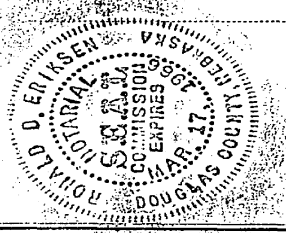
July A. D. 1963

Handwritten signatures of Charline E. Pickford and R.H. Pickford Jr.

In presence of

STATE OF NEBRASKA, } ss. On this 13 day of July 1963

before me, a Notary Public in and for said County, personally came the above named CHARLINE E. PICKFORD and R. H. PICKFORD, JR., wife and husband

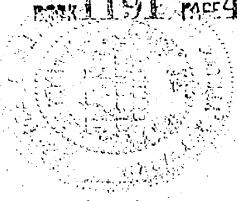


who are personally known to me to be the identical persons whose name is affixed to the above instrument as grantor... and they acknowledged said instrument to be their voluntary act and deed. WITNESS my hand and Notarial Seal the date last aforesaid.

Handwritten signature of Ronald D. Eriksen, Notary Public.

My commission expires on the 17 day of March A. D., 1966

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*Henry*

RECEIVED

1953 JUL 22 PM 1 26

THOMAS J. O'CONNOR  
REGISTER OF DEEDS  
DOUGLAS COUNTY, NEBR.

STATE OF NEBRASKA }  
County of Douglas }  
I, *Thomas J. O'Connor*, Register of Deeds for said County, do hereby certify that the foregoing is a true and correct copy of the original as the same is on file in my office.

1191 Deeds

479

*Thomas J. O'Connor*  
Register of Deeds

45-130  
*Re 169*

45  
9/8

HAVE THIS DEED RECORDED

File No. ....

**WARRANTY DEED**

Vesting Entire Title in Survivor

From.....

To.....

STATE OF NEBRASKA, }  
Douglas County, } ss.

Entered on Numerical Index and filed for Record in the Register of Deeds' Office of said County, the ..... day of ..... 19....., at ..... o'clock..... M, and recorded in Book..... of Deeds, Page.....

Register of Deeds.

Mailed to *Bevin E. Matterson*  
7272057 St - Omaha

Num'l..... Cert'l.....

Compared by.....

Paged Numerical..... Paged General.....

Time Rec'd..... Fee.....

Additional copies may be obtained from the office of the Omaha Real Estate Board