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GEORGE J. BUGLEWICZ
REGISTER OF DEEDS
DOUGLAS COUNTY, NE
DEL. C/O Y COMP PV
LEGAL PG SCAN 10



SURVIVORSHIP WARRANTY DEED

NEBRASKA DOCUMENTARY
STAMP TAX
Date 11-15-95
\$ 455.00 By AL

KNOW ALL MEN BY THESE PRESENTS THAT Susan M. Offner and Steven L. Offner, wife and husband, herein called the grantor whether one or more, in consideration of One Dollar and other valuable consideration received from grantees, do hereby grant, bargain, sell, convey and confirm unto John C. Sunderland and Janel K. Sunderland, husband and wife, as joint tenants with right of survivorship, and not as tenants in common, the following described real property in Douglas County, Nebraska:

LOT 13, BLOCK 17, HAPPY HOLLOW, AN ADDITION TO THE CITY OF OMAHA AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS 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.

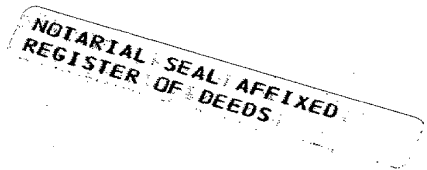
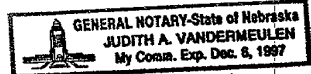
Dated: November 2, 1995

Susan M. Offner
Susan M. Offner
Steven L. Offner
Steven L. Offner

STATE OF NEBRASKA
COUNTY OF DOUGLAS

The foregoing instrument was acknowledged before me this 2 day of November, 1995 by Susan M. Offner and Steven L. Offner, wife and husband.

Judith A. Vandermeulen
Notary Public



Please return to:
John C. & Janel K. Sunderland
127 N. 57th St.
Omaha NE 68132