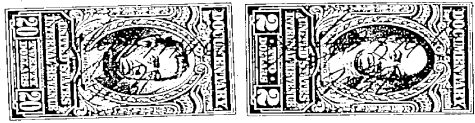


Warranty Deed, Vesting Entire Title in Survivor

KNOW ALL MEN BY THESE PRESENTS, That we, Wilbur L. Dykhuizen and Jacqueline M. Dykhuizen, husband and wife, of Douglas County, Nebraska, in consideration of Two and no/100 Dollars and other valuable consideration in hand paid, do hereby grant, bargain, sell, convey and confirm unto Leo J. Zents and Elinor Zents, 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 Fourteen (14), Block Seventeen (17) Happy Hollow, an Addition to the City of Omaha, as surveyed, platted and recorded;



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. S., of, in or to the same, or any part thereof; subject to the last half of the county and state taxes for the year 1959 and the last half of the city taxes for the year 1960 and all subsequent taxes and assessments. Also subject to any reservations, restrictions or easements of record. Also subject to mortgage to Conservative Savings and Loan Association of Omaha dated Sept. 11, 1959 recorded Sept. 17, 1959 in Book 1331 of Mortgage, Page 109, Douglas County, Nebraska, on which there is a balance owing of \$15,462.37, which mortgage 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, S., 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, S., 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.

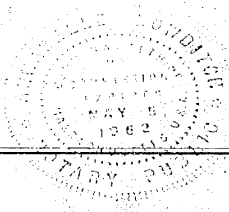
IN WITNESS WHEREOF we have hereto set our hand, S., this July 14, 1960 A. D.

In presence of Margaret Stevens, L. Eugene Malouf, Jacqueline M. Dykhuizen

STATE OF NEBRASKA ss. County of Douglas, On this 14 day of July A. D. 1960, before me, a Notary Public in and for said County, personally came the above named Wilbur L. Dykhuizen and Jacqueline M. Dykhuizen, husband and wife,

who are personally known to me to be the identical person, S., whose name, S., are affixed to the above instrument as grantor, S., and they acknowledged said instrument to be their voluntary act and deed.

WITNESS my hand and Notarial Seal the date last aforesaid. Annabelle Bowditch Notary Public. My commission expires on the 8 day of May, A. D., 1962



44 ENTERED IN NUMERICAL INDEX AND RECORDED IN THE REGISTER OF DEEDS OFFICE IN DOUGLAS COUNTY, NEBRASKA 20 27 DAY 1960 AT 2:55 P.M. THOMAS J. O'CONNOR, REGISTER OF DEEDS