



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 they the grantors named herein for them and their 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 they lawfully seized of said premises; that they are free from incumbrance except as stated herein, and that they the said grantors have good right and lawful authority to sell the same, and that they will and their 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 ✓ Have hereunto set my hand this 6 day of April, A.D. 1944.

In presence of
Walter J. Wunderlich

Eugene A. Nutzman
Emma J. Nutzman

STATE OF Nebraska)
County of Cass)ss.

On this 6th day of April A.D. 1944, before me, a Notary Public, in and for said County, personally came the above named Eugene A Nutzman and Emma J Nutzman (Husband and Wife) who are personally known to me to be the identical persons whose name are affixed to the above instrument as grantors, and have acknowledged said instrument to be their voluntary act and deed.

WITNESS my hand and Notarial Seal the date last aforesaid.

(WALTER J. WUNDERLICH)
(GENERAL NOTARIAL SEAL)
(COMMISSION EXPIRES)
(AUG. 19, 1945 CASS)
(COUNTY, NEBRASKA)

Walter J. Wunderlich Notary Public

My commission expires on the 19 day of August A.D. 1945

WARRANTY DEED

Phillip J. Born et ux
- to -
Agnes T. Peteret

Filed May 5, 1944 at 2:15 P. M.
Lucille Horn Gaines
Register of Deeds
\$ 2.30

COMPARED

KNOW ALL MEN BY THESE PRESENTS:

THAT Phillip J. Born, also known as Phillip Born, Phillip Born and Phillip J. Born, and Grace A. Born, husband and wife of the County of Cass and State of Nebraska for and in consideration of the sum of One Dollar and Love and Affection in hand paid do hereby grant, bargain, sell, convey and confirm unto Agnes T. Peteret of the County of Cass and State of Nebraska the following described real estate situated in Cass County, and State of Nebraska to-wit:

That part of tax Lot Three (3) lying South (S) of the public road situated in the Northeast Quarter (NE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$), Lot Fifteen (15) in the Southwest Quarter (SW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$), the Southwest Quarter (SW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$), the Southeast Quarter (SE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$), except that portion of Lot Nine (9) located in the Southeast Quarter (SE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$), the West Half (W $\frac{1}{2}$) of the Southwest Quarter (SW $\frac{1}{4}$), all that portion of Lot Two (2) South (S) of the public road in the Northwest Quarter (NW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$), all in Section (Six (6), Township Twelve (12) North, Range Thirteen (13) East of the 6th P.M. in Cass County, Nebraska, and a tract of land in Lot Five (5) in the West Half (W $\frac{1}{2}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section Six (6), Township Twelve (12) North, Range Thirteen (13), East of the 6th P.M. in Cass County, Nebraska more particularly described as follows, to-wit: Commencing at the Southwest (SW) corner of Lot Five (5) in said Section Six (6) and running North (N) 676 feet to the public road thence Southeast (SE) 1000 feet along the West (W) side of the public road, thence West (W) 693 feet to the place of beginning; the East Half (E $\frac{1}{2}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section Seven (7), Township Twelve (12) North, Range Thirteen (13) East of the 6th P. M. in Cass County, Nebraska, the North Half (N $\frac{1}{2}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section One (1), Township Twelve (12) North, Range Twelve (12) East of the 6th P.M. in Cass County, Nebraska; Lot Eleven (11) in the Southeast Quarter (SE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section Thirty-five (35), Township Thirteen (13) North, Range Twelve (12), East of the 6th P.M. in Cass County, Nebraska.

The Southwest Quarter (SW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$), Lot Five (5) in the Southeast Quarter (SE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$), Lot Fourteen (14) in the Southeast Quarter (SE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$), Lot Seven (7) in the Southwest Quarter (SW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) and Lot Nine (9) in the Southeast Quarter (SE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$), all in Section Thirty-six (36), Township Thirteen (13) North, Range Twelve (12), East of the 6th P.M. in Cass County, Nebraska.

The West Half (W $\frac{1}{2}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section Seven (7), Township Twelve (12) North, Range Thirteen (13) East of the 6th P.M. in Cass County, Nebraska; the West Half (W $\frac{1}{2}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section Thirteen (13), Township Twelve (12) North, Range Twelve (12) East of the 6th P.M. in Cass County, Nebraska and the North Half (N $\frac{1}{2}$) of Lots Seven (7), Eight (8) and Nine (9) in Block Fifty-three (53) in the City of Plattsmouth, Cass County, Nebraska.

The said grantors herein, and each of them, do hereby expressly reserve to themselves the full benefit and use of the above described premises and the rents, issues and profits thereof, for and during the natural life of each of the grantors herein.

TO HAVE AND TO HOLD the premises above described, together with all the Tenements,