

78-329

CORPORATION SURVIVORSHIP WARRANTY DEED

The grantor MILJEAN REALTY CO., a/k/a MILJEAN REALTY CO., INC.,

a corporation organized and existing under and by virtue of the laws of the State of Nebraska in consideration of One and no/100 (\$1.00) Dollar and other good and valuable consideration received from grantee, does grant, bargain, sell, convey and confirm unto

FRED BRUNING and ROSE BRUNING, 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:

The West Three Hundred Fifty (W 350') feet, except the North Two Hundred (N 200') feet and except the South Four Hundred Forty (S 440') feet of Lot One (1), in Mockingbird Hills West, a Subdivision, as surveyed, platted and recorded, in Douglas County, Nebraska, subject to a driveway easement to Skateland across the South Two (S 2') feet thereof and subject also to a right-of-way permit to the Omaha Public Power District along, across, over and upon and under the South Twelve (S 12') feet thereof as shown in Book 468 in the Miscellaneous records at Page 295.

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 grantor for itself and its successors 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 seised of said premises; that they are free from encumbrance but subject to the above described easement and right-of-way, the pro-rated 1970 County taxes and subject also to all subsequent taxes and assessments,

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.

In witness whereof, grantor has hereunto caused its corporate seal to be affixed and these presents signed by its President.

Dated October 4, 19 71.

<p>CORPORATE SEAL</p>	<p>NEBRASKA DOCUMENTARY STAMP TAX</p>	<p>MILJEAN REALTY CO.</p>
	<p>OCT 6 1971</p> <p>41.25 BY <i>[Signature]</i></p>	<p><i>M. R. Thurmond</i> President</p>

STATE OF Nebraska, County of Douglas:

Before me, a notary public qualified for said county, personally came

M. R. Thurmond, President of

Miljean Realty Co., a/k/a Miljean Realty Co., Inc., a corporation, known to me to be the President and identical person who signed the foregoing instrument, and acknowledged the execution thereof to be his voluntary act and deed as such officer and the voluntary act and deed of said corporation and that its corporate seal was thereto affixed by its authority.

Witness my hand and notarial seal on October 4, 1971.
Ray Butcher Notary Public.
My commission expires July 3, 1974.



ENTERED IN NUMERICAL INDEX AND RECORDED IN THE REGISTER OF DEEDS OFFICE IN DOUGLAS COUNTY, NEBRASKA
6 DAY OF October 1971 AT 11:45 A.M. C. HAROLD OSTLER, REGISTER OF DL