

153 - 4034

### SURVIVORSHIP WARRANTY DEED

I, Cecil V. Dempsey, Widow and Single

, herein called the grantor whether one or more,

in consideration of One Dollar and other valuable consideration

received from grantees, does grant, bargain, sell convey and confirm unto Jerry A. Brust and Delores A. Brust, husband and wife,

as joint tenants with right of survivorship, and not as tenants in common, the following described real property in Sarpy County, Nebraska:

A tract of land which is legally described as follows:

Commencing at the quarter section corner on the North line of Section 27, Township 14, Range 13 and running thence West on the Section line 71 rods thence South 38 rods and 16 links to the old claim line thence East on said line 71 rods to the quarter section line, thence North 39 rods 16 links to the place of beginning containing 17.37 acres more or less described as Tax Lot 2A in Section 27-14-13 in Sarpy County, Nebraska

This deed is given in completion of a Land Contract dated July 24, 1959 in Book 25 at Page 225 of the records of Sarpy 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.

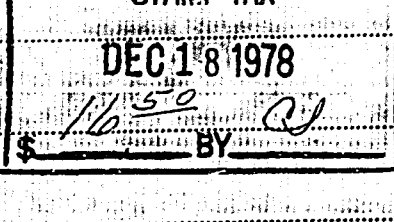
And grantor does hereby covenant with the grantees and with their assigns and with the heirs and assigns of the survivor of them that grantor is lawfully seised of said premises; that they are free from encumbrance subject to all taxes and special assessments and easements and restrictions of record.

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 December 11, 1978

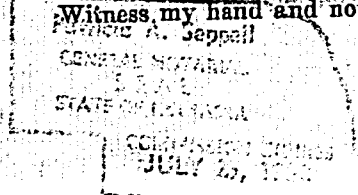
*Cecil V. Dempsey*  
Cecil V. Dempsey



STATE OF NEBRASKA, County of DOUGLAS

Before me, a notary public qualified for said county, personally came Cecil V. Dempsey, Widow and Single

known to me to be the identical person or persons who signed the foregoing instrument and acknowledged the execution thereof to be his, her or their voluntary act and deed.



Witness my hand and notarial seal on December 11, 1978  
*Patricia A. Jappell* Notary Public  
My commission expires July 25, 1982  
12823

FILED FOR RECORD 12-18-78 AT 10:30 A.M. IN BOOK 153 OF DEEDS 325  
PAGE 4034  
Carl S. Hildreth  
REGISTER OF DEEDS, SARPY COUNTY, NEB.