

KNOW ALL MEN BY THESE PRESENTS:

THAT JAMES T. SHUMATE, a single person of the County of Lancaster and State of Nebraska for and in consideration of the sum of ONE DOLLAR AND OTHER VALUABLE CONSIDERATION in hand paid do hereby grant, bargain, sell and convey unto Ernie Luckenbuhl and Rose Luckenbuhl, husband and wife as joint tenants and not as tenants in common, the following described real estate situated in Lancaster County, State of Nebraska to-wit:

Lots 3 and 4, Block 12, Newman, located on part of the South Half of the Northeast Quarter and part of the Southeast Quarter of the Northwest Quarter of Section 20, Township 10 North, Range 7, East of the 6th P. M., Lincoln, Lancaster County, Nebraska, together with all right, title and interest in and to all abutting streets and alleys vested in grantor by reason of vacation of or abandonment of said streets or alleys.



together with all appurtenances thereunto belonging

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 aforesaid 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 the grantor named herein for himself and his 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 he is lawfully seized of said premises; that they are free from encumbrance

and that the said grantor in v good title to and good right and lawful authority to convey the same and do hereby covenant to warrant and forever defend said premises 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.

All homestead rights and statutory rights of inheritance in and to the above described premises, if any, are hereby released and relinquished.

Signed this 7th day of June A. D. 19 48.

In the Presence of

James T. Shumat

STATE OF NEBRASKA
LANCASTER County



On this 7 day of June A. D. 1948,
before me, the undersigned, a Notary Public, duly commissioned and qualified
for and residing in said County, personally came James T. Shumate, a single man
to me known to be the identical person whose name is affixed
to the foregoing instrument as grantor and acknowledged the same to be
his voluntary act and deed.

Witness my hand and Notarial Seal the day and year last above written.

James T. Shumate
Notary Public

My Commission expires the 21 day of April 1950

BOOKED-12-291 71 12
GENERAL
CLERK
WARRANTY DEED
[With Right of Survivorship]

FROM
James T. Shumate
TO
Ernie Langenkell & Co
Chas. Langenkell

STATE OF NEBRASKA
COUNTY OF LANCASTER

Entered on Numerical Index and filed for
record in the Register of Deeds' office of said
County, the 8 day of June
1948, at 12:29 o'clock P. M., and
recorded in Book _____ of Deeds

at Page 115
By J. P. Langenkell
Register of Deeds
Deputy
James T. Shumate
20 x 70 x 1

LATRICH BROTHERS—Lincoln