

SURVIVORSHIP WARRANTY DEED

Joyce Beatrice Janssen and Keith Erwin Janssen, Wife and Husband and Doii Maxine Halvorsen and Forrest Richard Halvorsen, Wife and Husband.

, herein called the grantor whether one or more,

in consideration of One Dollar (\$1.00)-----

received from grantees, does grant, bargain, sell convey and confirm unto

Doii Maxine Halvorsen and Forrest Richard Halvorsen, Wife and Husband

as joint tenants with right of survivorship, and not as tenants in common, the following described real

property in Cass County, Nebraska:

A tract of land in the NW 1/4 of Section 22, T 11 N, R 12 E of the 6th P.M. beginning at a point 1751.63' East of the NW Corner of said Section 22; thence East 891.56' to the North 1/4 Corner; thence S 0° 52' 32" W along the North-South 1/2 section line for 2645.58' to the center of Section 22; thence N 89° 58' 44" W along the East-West 1/2 section line for 918.56'; thence N 1° 27' 38" E along the centerline of an existing driveway for 2645.79' to the point of beginning containing 54.96 acres except for a small tract of land along the Northerly side used for State Highway purposes which contains 1.23 acres, which leaves a balance of 53.73 acres. Also: A tract of land in Section 22, T 11 N, R 12 E being the NE 1/4 of the SW 1/4 containing a calculated area of 40.23 acres.

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

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 November 20, 19 73

Doii Maxine Halvorsen

Joyce Beatrice Janssen

Forrest Richard Halvorsen

Keith Erwin Janssen

FILED FOR RECORD 11-21-73 AT 10:34 A.M. IN BOOK 113 OF Deeds. REGISTER OF DEEDS, CASS CO., NEBR. COMPARED Betty Stilpat # 3.25

NEBRASKA DOCUMENTARY STAMP TAX NOV 21 1973

STATE OF Nebraska, County of Cass

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

Doii Maxine Halvorsen, Forrest Richard Halvorsen, Joyce Beatrice Janssen, and Keith Erwin Janssen

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 November 20, 19 73

OFFICIAL SEAL GEORGE H STANLEY General Notary Public State of Nebraska

Notary Public My commission expires 5/9, 1977