

KNOW ALL MEN BY THESE PRESENTS, That **Frederick J. Patz, Trustee,**

in consideration of **Five Thousand Five Hundred & no/100.....DOLLARS**
in hand paid, do hereby grant, bargain, sell, convey and confirm unto **Eli Modenstein and Ann Modenstein, husband and wife,**

as **JOINT TENANTS**, and not as tenants in common; the following described real estate, situated in the County of **Lancaster** and State of **Nebraska**, to-wit:

Lot Three (3), Block Eight (8), C.C.Burr's Subdivision, Lincoln, Lancaster County, Nebraska,



Grantor states that no notice of revocation of said Trust has been received by him and that said Trust has not been revoked or terminated.

together with all the tenements, hereditaments and appurtenances to the same belonging, and all the estate, title, dower, right of homestead, claim or demand whatsoever of the said grantor, of, in or to the same, or any part thereof; subject to **easements and restrictions of record, if any**

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 **I** the grantor named herein for **me** and **my** heirs, ~~successors,~~ **and assigns**, do covenant with the grantees named herein and with their assigns and with the heirs and assigns of the survivor of them, that **I am** lawfully seized of said premises; that they are free from incumbrance except as stated herein, and that **I** the said grantor, **successors**, have good right and lawful authority to sell the same, and that **I** will and **my** heirs, **Executors** and administrators, **and assigns** 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 **I** have hereunto set **my** hand this **28th** day of **June**, **19 61**

Frederick J. Patz, Trustee
Frederick J. Patz, Trustee

In presence of

.....
.....
.....

STATE OF Nebraska }
Lancaster County } ss.

On this 28th day of June, 1961, before me, the undersigned a Notary Public, duly commissioned and qualified for said County, personally came Frederick J. Patz, Trustee,

to me known to be the identical person or persons whose name is or names are subscribed to the foregoing instrument, and acknowledged the execution thereof to be, his, her or their voluntary act and deed.

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

Clarence McDonald
Notary Public.

My commission expires the 27th day of February, 1965.



STATE OF _____ }
_____ County } ss.

On this _____ day of _____, 19____, before me, the undersigned a Notary Public, duly commissioned and qualified for said County, personally came _____

to me known to be the identical person or persons whose name is or names are subscribed to the foregoing instrument, and acknowledged the execution thereof to be, his, her or their voluntary act and deed.

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

Notary Public.

My commission expires the _____ day of _____, 19____.

INDEXED 2 1/2 - 310
GENERAL X
CORRECTED

HAVE THIS DEED RECORDED

File No. _____

WARRANTY DEED
VESTING ENTIRE TITLE IN SURVIVOR

From *Frederick J. Patz*

To *Edli Madenstein & W. Ann*

STATE OF **NEBRASKA** }
LANCASTER County } ss.

Entered on Numerical Index and filed for Record in the Register of Deeds office of said County, the 28 day of June, 1961, at 3:15 o'clock P.M., and recorded in Book _____ of Deeds, Page _____

Kenneth R. Ferguson
Register of Deeds
Lancaster, Neb.
Mail by *Edli Madenstein*

Num l. _____ Gen'l _____
Compared by _____
Paged Numerical _____ Paged General _____
Time Rec'd _____ Fee _____

225
The Hoffman General Supply House, Lincoln, Nebr.

State Federal