

DEED BOOK

112202

DEED RECORD NO. 349

26394- WOODRUFF PRINTING CO., LINCOLN, NEBR.

WARRANTY DEED

103 1/2 -
T. B. Strain
and wife.

TO
Roy H. Bateman
and wife.

Filed for Record June 10,
A. D. 1944 at 10 o'clock and 30
minutes A. M.

J. S. Vaughan
Register of Deeds.
By A. L. Keimig
Deputy.

Fee \$ 1.30

103 1/2 - WARRANTY DEED - VESTING ENTIRE TITLE IN SURVIVOR

KNOW ALL MEN BY THESE PRESENTS, That T. B. Strain and Fern
A. Strain, husband and wife,

in consideration of Seventeen Thousand Two Hundred and 75/100
in hand paid, do hereby grant, bargain, sell, convey and confirm unto Roy H. Bateman
and Elva C. Bateman, husband and wife,

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

East 1/2 of Southwest Quarter
(E 1/2 SW 1/4) of Section Thirty-four (34),
Township Ten (10) - Range Seven (7) -
also all of Strain's acres except Lot Eight
(8) which subdivision is in the West
1/2 Southwest Quarter (W 1/2 SW 1/4)
Section Thirty-four (34) Township Ten
(10) - Range Seven (7) -

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 grantors, of, in or to the same, or any part thereof; subject to

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 they the grantors named herein for their 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 they are lawfully seized of said premises; that they are free from incumbrance except as stated herein, and that they the said grantors have good right and lawful authority to sell the same, and that they will and their heirs, executors and administrators 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 we have hereunto set our hand and seal this 7th day of June, 1944, A. D.

In presence of
Lucella Blank

Revenue
Stamps
\$19.25

T. B. Strain
Fern A. Strain

STATE OF Nebraska }
County of Lancaster } ss. On this 7th day of June, 1944 A. D. before me, a Notary Public, in and for said County, personally came the above named

T. B. Strain and Fern A. Strain,
husband and wife,



who are personally known to me to be the identical persons whose names are affixed to the above instrument as grantors and they have acknowledged said instrument to be their voluntary act and deed.

WITNESS my hand and Notarial Seal the date last aforesaid
Edward A. Becker Notary Public.

My commission expires on the 4th day of Nov. A. D. 1945

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PAC