

KNOW ALL MEN BY THESE PRESENTS, That

Peter Troy and Lois J. Troy, husband and wife, each in his and her own right and as the spouse of the other

herein called the grantor whether one or more.

in consideration of love and affection

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

Peter Troy and Lois J. Troy, husband and wife,

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

The West 322.79 feet of the South 188.55 feet of Lot 5, Strain's Acres, in the Southwest One-fourth of Section 34, Township 10 North, Range 7 East of the 6th P.M., Lancaster County, Nebraska, having a street address of 2540 South 70th Street

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 except matters 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 January 18 19 84

Peter Troy
Peter Troy

Lois J. Troy
Lois J. Troy

STATE OF Nebraska }
Lancaster County } ss.

On this 17th day of January, 1984, before me, the undersigned a Notary Public, duly commissioned and qualified for in said county, personally came

Peter Troy and Lois J. Troy

to me known to be the identical person or persons whose name is or names are affixed 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.

My Commission expires the

GENERAL NOTARY - State of Nebraska
RICHARD D. McCLAIN
My Comm. Exp. Aug. 12, 1986

NEBRASKA DOCUMENTARY STAMP TAX
JAN 19 1984
(5)
Exempt BY CAS

STATE OF.....
County.....
Entered on numer.....
day of.....
and recorded in Book.....

LANCASTER COUNTY, NEBR.

REGISTER OF DEEDS

1984 JAN 19 AM 10:09

ENTERED ON NUMERICAL INDEX FILED FOR RECORD AS:

INST. NO. 84- 1203

er of Deeds Office of said County the and.....minutes.....M.,

Reg. of Deeds

Deputy

\$5.50

INDEXED MICRO-FILED GENERAL

17-213

Troy 710 (06)
Peter 2540