

# Survivorship Warranty Deed

Containing 241 Printed Words

41-17786-Registered & Correct, Inc., Omaha

TABLE MINGE  
Blue Border  
100% LINEN LEDGER  
The Minge Co  
1111 S. 10th St.  
Lincoln, Neb.

A. O. Range FROM  
 Robert L. Range et ux TO  
 COMPARED BY Betty Philpot, Register of Deeds—County Clerk Deputy.  
 \$ 2.75

A. O. Range, a widower, herein called the grantor whether one or more,  
 in consideration of One Dollar and Love and Affection  
 received from grantees, does grant, bargain, sell, convey and confirm unto Robert L. Range and Lavina Rose Range, husband  
 and wife,

as joint tenants with right of survivorship, and not as tenants in common, the following described real property in Cass  
 County, Nebraska: Lots 9 and 10 in North half of Southwest Quarter of Sec. 12, Township 11 N., Rge 13,  
 E. of 6 P.M., also being described as South 330 ft. of North half of Southwest Quarter of said  
 Section 12; also South half of Southwest Quarter of Section 12, Township 11 N., Rge 13, E. of 6  
 P.M. in Cass County, Nebr. excepting a tract described as: Commencing at a point 1,441 ft. east of the  
 southwest corner of said Sec. 12, Township 11 N., Rge 13, E. of 6 P.M. and 728.4 ft. north of the  
 south line of said Sec. 12, running thence east 157.06 ft. parallel to the south line, thence  
 north 208 ft. parallel to the west line, thence west 157.06 ft., thence south 208 ft. to the point  
 of beginning, subject also to an easement over and across the south half of said Southwest Quarter  
 of said Sec. 12 for a driveway for access to the lot hereinbefore excepted, such easement to run  
 with said tract in favor of the owners thereof, their heirs, successors & assigns, subject to all  
 encumbrances and easements of record.

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 seized of said premises; that they are free from encumbrance except encumbrances and easements 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 November 24, 19 65 A. O. Range

STATE OF NEBRASKA, County of Cass  
 Before me, a notary public qualified for said county, personally came A. O. Range, a widower,

known to me to be the identical person ~~XXXXXXXXXXXX~~ who signed the foregoing instrument and acknowledged the execution thereof to be his, ~~XXXXXXXXXXXX~~  
 voluntary act and deed.

Witness my hand and notarial seal on November 24, 19 65  
 (HAROLD R. LEBENS)  
 (GENERAL NOTARY)  
 (STATE OF NEBRASKA)  
 Harold R. Lebens, Notary Public  
 My commission expires May 1, 19 70