

## DEED RECORD

No. 135 65000—REDFIELD &amp; COMPANY, OMAHA

Huffman (Title in Survivor) —No. 103 1/4—415 Printed Words

FROM  
JOHN J. KARPISEK AND WF.  
TO  
VICTOR FICTUM AND WF.

STATE OF NEBRASKA  
SALINE  
19 59 at 1 o'clock and 15 minutes P.M.

Entered in Numerical Index and filed for record in the  
County Clerk's office of said County the 30 day of March  
and recorded in Book 97 page 628 of Deeds.

Joseph J. Ripa - - - - - County Clerk,  
By Deputy.

KNOW ALL MEN BY THESE PRESENTS, That JOHN J. KARPISEK and ABBIE KARPISEK, husband and wife, each in our own right and each as spouse of the other,

in consideration of NINE THOUSAND FIVE HUNDRED and no/100 (\$9,500.00) - - - - - DOLLARS

in hand paid, do hereby grant, bargain, sell, convey and confirm unto VICTOR FICTUM and EVELYN A. FICTUM, husband and wife, as JOINT TENANTS, and not as tenants in common; the following described real estate, situate in the County of Saline and State of Nebraska, to-wit:

All of Lot numbered FOUR HUNDRED TEN (410) and the WEST HALF (W $\frac{1}{2}$ ) of Lot numbered FOUR HUNDRED ELEVEN (411), in the Original Town, now City of WILBER, in said County and State,

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 no encumbrance whatsoever.

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 we the grantors named herein for ourselves and our 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 we are lawfully seized of said premises; that they are free from incumbrance except as stated herein, and that we the said grantors have good right and lawful authority to sell the same, and that we will and our 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 hands this 2nd day of March, 1959 In presence of  
John J Karpisek  
Abbie Karpisek  
U. S. Revenue  
\$ 10.45  
3-30-59  
JJK & AK

STATE OF \_\_\_\_\_ } ss. On this \_\_\_\_\_ day of \_\_\_\_\_ A. D. \_\_\_\_\_  
County of \_\_\_\_\_ }  
County, personally came the above named \_\_\_\_\_ before me, a Notary Public in and for said

who personally known to me to be the identical person whose name affixed to the above  
instrument as grantor, and acknowledged said instrument to be  
voluntary act and deed.

WITNESS my hand and Notarial Seal the date last aforesaid.

My commission expires on the \_\_\_\_\_ day of \_\_\_\_\_ A. D. \_\_\_\_\_ Notary Public.

STATE OF NEBRASKA ) ss.  
SALINE County )

On this 2nd day of March, 1959, before me, the undersigned a Notary Public, duly commissioned and qualified for said County, personally came JOHN J. KARPISEK and ABBIE KARPISEK, husband and wife, each in their own right and each as spouse of the other, 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.

Alan L. Steinacher  
State of Nebraska  
General Notary Seal  
Commission Expires  
Aug. 25, 1964

My commission expires the 25 day of August, 1964 Alan L. Steinacher Notary Public.