

Warranty Deed, Vesting Entire Title in Survivor ^{BOOK 921} PAGE 631

KNOW ALL MEN BY THESE PRESENTS, That we, GEORGE L. SHANE, also known as GEORGE LESTER SHANE, and LOIS M. SHANE, husband and wife, in consideration of Two Dollars and other valuable consideration - - - - DOLLARS in hand paid, do hereby grant, bargain, sell, convey and confirm unto GUY E. DRENNEN and OPAL P. DRENNEN, husband and wife, as JOINT TENANTS, and not as tenants in common; the following described real estate, situate in the County of Douglas and State of Nebraska, to-wit:

Lot Seven (7), Block Thirteen (13), West End Addition to the City of Omaha, as surveyed, platted, and recorded;



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 the 1952 County and State taxes, and the 1953 City taxes, together with all taxes and assessments levied or assessed on or after this date;

The grantors herein reserve an easement for sewer and water lines as now established serving Lots 7 and 8, Block 13, West End Addition, for the benefit of said Lot 8, said lines being located near the southerly boundary of Lot 7, with full right to repair and maintain said sewer and water lines.

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.

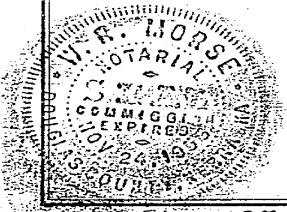
IN WITNESS WHEREOF we have hereto set our hands this 18th day of December A. D. 1952

In presence of W. R. Morse, George L. Shane, Lois M. Shane

STATE OF NEBRASKA, } ss. On this 18th day of December County of Douglas, } 1952 before me, a Notary Public in and for said County, personally came the above named GEORGE L. SHANE, also known as GEORGE LESTER SHANE, and LOIS M. SHANE, 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 acknowledged said instrument to be their voluntary act and deed. WITNESS my hand and Notarial Seal the date last aforesaid.

W. R. Morse Notary Public. My commission expires on the 24th day of Nov. A. D. 1955



37. ENTERED IN NUMERICAL INDEX AND RECORDED IN THE REGISTER OF DEEDS OFFICE IN DOUGLAS COUNTY, NEBRASKA. 29 DAY Dec. 1952 AT 4:06 P.M. THOMAS J. O'CONNOR, REGISTER OF DEEDS 2.00