

No.	Gen.	Num.	Paged	

dk Register of Deeds
 Submitted by: Nebraska Title Company-Beatrice 210
 \$10.00

2014-02148
 STATE OF NEBRASKA } SS
 SALINE COUNTY

Entered in numerical index and filed on
 record, the 02 day of December
 2014 at 11:06 o'clock AM and recorded
 in Book 408 of REC Page 269

Orvide Kystarek

County Clerk
 Electronically Recorded By: drk

NEBRASKA DOCUMENTARY
 STAMP TAX
 Date: 12/02/14
 \$ 303.75 By drk

SURVIVORSHIP WARRANTY DEED

KNOW THAT ALL MEN BY THESE PRESENTS THAT Mary R. O'Brien, a single person, and Michael William O'Brien and Karen O'Brien, husband and wife and Susan Kaye O'Brien, a single person, herein called the grantor whether one or more, in consideration of **One Dollar and other valuable consideration** received from grantees, do hereby bargain, sell, convey, and confirm unto **Giovanny Larios and Mayra G. Larios, husband and wife**, as joint tenants with right of survivorship, and not as tenants in common, the following described real property in Saline County, Nebraska:

**All my undivided right title and interest in and to
 Lots One (1) and Two (2), Block Two Hundred Forty Four (244), City of Crete,
 Saline County, Nebraska.**

To have and hold above described premises together with all tenements, hereditaments and appurtenances thereto belonging unto the grantees and their assigns, or to the heirs and assigns of the survivor of them forever.

And the grantor does hereby covenant with the grantees and 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 any encumbrance **except covenants, easements and restrictions of record; all regular taxes and special assessments, except those levied or assessed subsequent to date hereof;** 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.

Executed 12/1/2014

Michael O'Brien AIF
 MICHAEL O'BRIEN
 ATTORNEY IN FACT FOR
 MARY R. O'BRIEN

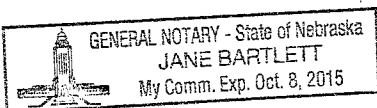
Michael William O'Brien
 MICHAEL WILLIAM O'BRIEN

Michael O'Brien AIF
 MICHAEL O'BRIEN
 ATTORNEY IN FACT FOR
 KAREN O'BRIEN

Susan Kaye O'Brien
 SUSAN KAY O'BRIEN

STATE OF NEBRASKA
 COUNTY OF Lincoln
 The foregoing instrument was acknowledged before me this 1st day of Dec, 2014 by Michael O'Brien, Attorney in Fact for Mary R. O'Brien, a single person, and Michael William O'Brien and Michael O'Brien, Attorney in Fact for Karen O'Brien, a single person, husband and wife and Susan Kaye O'Brien, a single person,

Jane Bartlett
 Notary Public



0318731

Please Return recorded document to:
 Nebraska Title Company
 629 Court Street
 Beatrice, NE 68310