

Warranty Deed, Vesting Entire Title in Survivor BOOK 745 PAGE 293

KNOW ALL MEN BY THESE PRESENTS, That Mamie H. Blake and Charles F. Blake, Wife and husband,

in consideration of Eighty Five Hundred and No/100ths. (\$8,500.00) DOLLARS in hand paid, do hereby grant, bargain, sell, convey and confirm unto

Leonard C. Johnson and Elizabeth A. Johnson, 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 Four (4) and the North Three (3) feet of Lot Five (5), Block Four (4), in Boggs and Hill's Second Addition to the City of Omaha, as surveyed, platted and recorded, Douglas County, Nebraska, subject to an easement to the owners of the land joining the extreme South side of the above described property for ingress and egress to their property by the way of the driveway as now established on the North Three (3) feet of Lot Five (5) and on the South Five (5) feet of Lot Four (4), in Block Four (4), Boggs and Hill's Second Addition to the City of Omaha,

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 grantor.s., of, in or to the same, or any part thereof; subject to the County and State taxes for the year 1944 and the City taxes for the year 1945 and all subsequent taxes and assessments.



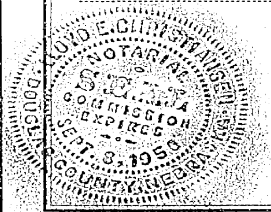
IT BEING THE INTENTION OF ALL PARTIES HERETO, THAT IN THE EVENT OF THE DEATH OF EITHER OF SAID GRANTEEES, THE ENTIRE FEE SIMPLE TITLE TO THE REAL ESTATE DESCRIBED HEREIN SHALL VEST IN THE SURVIVING GRANTEE.

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 grantor.s. 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 grantor.s. 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 8th day of December, A. D. 1944.

By presence of [Signatures of Mamie H. Blake and Charles F. Blake]

STATE OF NEBRASKA, ss. County of Douglas, On this 8th day of December, A. D. 1944, before me, a Notary Public in and for said County, personally came the above named Mamie H. Blake and Charles F. Blake, wife and husband,



who are personally known to me to be the identical person.s. whose name.s. affixed to the above instrument as grantor.s., and they severally acknowledged said instrument to be their voluntary act and deed. WITNESS my hand and Notarial Seal the date last aforesaid.

[Signature] Notary Public My commission expires on the 8th day of Sept. A. D. 1950

13. ENTITLED IN NUMERICAL INDEX AND RECORDED IN THE REGISTER OF DEEDS OFFICE IN DOUGLAS COUNTY, NEBRASKA 1.30 9 DAY December 1944 AT 11:28 A.M. THOMAS J. O'CONNOR, REGISTER OF DEEDS