

No.	Gen.	Num.	Paged	
#1				
dk Register of Deeds				

Submitted by: Nebraska Title Company - Beatrice
\$5.50

2012-02483
STATE OF NEBRASKA } SS
SALINE COUNTY

Entered in numerical index and filed on record, the 20 day of December 2012 at 08:00 o'clock AM and recorded in Book 394 of REC Page 74

Orvide Kstanek

County Clerk

Electronically Recorded By: drk

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 12/20/12
\$ 279.00 By drk

SURVIVORSHIP WARRANTY DEED

KNOW THAT ALL MEN BY THESE PRESENTS THAT Kevin R. Miller and Debra J. Miller husband and wife, 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 Theodore Ward and Madison C. Ward 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:

Lot Two Hundred Forty-three (243), Original Town of Wilber, 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 December 15th, 2012.

Kevin R. Miller

KEVIN R. MILLER

Debra J. Miller

DEBRA J. MILLER

STATE OF Texas

COUNTY OF Denton

The foregoing instrument was acknowledged before me this 15th day of December, 2012 by Kevin R. Miller and Debra J. Miller husband and wife.

Steph. Zell

Notary Public

0314916

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

