

# DEED RECORD

No. 1035 41035

Huffman Warranty Deed—Joint Tenancy—(Non Community)—No. 1035—Containing 565 Printed Words

FROM  
JOHN VOSTREZ, JR.  
TO  
EDWARD J. KOBES & WF.

STATE OF NEBRASKA }  
of Saline the County Clerk's office of said County  
the 7th day of June, 1948 at 9 o'clock and - minutes A. M.  
and recorded in Book 90 page 564 of Deeds.  
By CHARLES E. BAYER - - - County Clerk - ~~Notary Public~~  
Deputy.

KNOW ALL MEN BY THESE PRESENTS, That I, John Vostrez, Jr. a widower, of Coffey County, Kansas, in consideration of Five Hundred - - - 00/100- - - DOLLARS in hand paid, do hereby grant, bargain, sell, convey and confirm unto Edward J. Kobes, and Anna Kobes, (his wife,) in Wilber, in as JOINT TENANTS, and not as tenants in common or of a community estate; the following described real estate, situated in/the County of Saline and State of Nebraska, to-wit:

The North-half of Lots Numbered Five hundred twenty six (526), Five hundred twenty seven (527) and Five hundred twenty eight (528) in the Original Town of Wilber, in Saline County, Nebraska., as the same are designated on the recorded plat thereof.

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, of, in or to the same, or any part thereof; ~~subject~~ free and clear of all encumbrances and taxes of 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 the the grantor named herein for himself and his 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 he is lawfully seized of said premises; that they are free from incumbrance except as stated herein, and that he the said grantor has the good right and lawful authority to sell the same, and that he will and his heirs, executors and administrators shall warrant and defend the same unto the grantees named herein and unto their assigns and unto their 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 I have hereunto set my hand this 26th day of April, A. D. 1948  
In presence of  
Dorothy M Cochran U. S. REVENUE \$ .55 John Vostrez Jr  
JV 4/26/48

STATE OF KANSAS }  
County of COFFEY } ss. On this 26th day of April A. D. 1948,  
before me, a Notary Public, in and for said County, personally came the above named.  
John Vostrez, Jr. a widower  
Dorothy Cochran, who is personally known to me to be the identical person whose name is affixed to the above instrument as grantor, ~~and~~ acknowledged said instrument to be his voluntary act and deed.  
WITNESS my hand and Notarial Seal the date last aforesaid.  
Dorothy Cochran Notary Public.  
My commission expires on the 20th day of February, A. D. 1952

### CERTIFICATE

The undersigned grantees hereby accept delivery of the above instrument of conveyance and acknowledge it to be a conveyance to them of an estate as joint tenants with right of survivorship and not as tenants in common or tenants of a community estate.

Edward J. Kobes .  
Anna Kobes

STATE OF NEBRASKA }  
Saline COUNTY } ss. On this 12 day of May, 1948 before me,  
the undersigned, a Notary Public in and for said county, personally came the above named  
Edward J. Kobes, and Anna Kobes, (his wife)  
husband and wife, whose names are affixed to the foregoing certificate and who are personally known to me to be the grantees in the above instrument of conveyance and acknowledge the acceptance and delivery of said instrument of conveyance and the execution of said certificate to be their voluntary act and deed and that the recitals of said certificate are true.  
WITNESS my hand and seal the day and year last above written.  
F. O. Kucera Notary Public.  
My Commission expires: Nov 17 - 1949