



DEED 2004101857



AUG 02 2004 15:28 P 1

Nebr Doc  
Stamp Tax  
8/2/03  
Date  
\$ 210<sup>00</sup>  
By *JW*

Received - RICHARD TAKECHI  
Register of Deeds, Douglas County, NE  
8/2/2004 15:28:53.85



2004101857

### SURVIVORSHIP WARRANTY DEED

KNOW THAT ALL MEN BY THESE PRESENTS THAT **Jeffery M. Buchanan and Shirley Buchanan, husband and wife; Billy E. Claborn Jr., an unmarried person and Paul C. Tully, an unmarried person GRANTOR(s)** 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 **Jung S. Seu and Chun R. Seu, husband and wife**, as joint tenants with right of survivorship, and not as tenants in common, the following described real property in **Douglas County, NE:**

**Lot 19, Block 8, in Benson, an Addition to the City of Omaha, as surveyed, platted, and recorded in Douglas 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 : 7-7-04

*Jeffery M. Buchanan*  
Jeffery M. Buchanan

*Shirley Buchanan*  
Shirley Buchanan

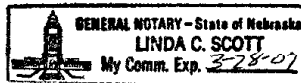
*Billy E. Claborn Jr.*  
Billy E. Claborn Jr.

*Paul C. Tully*  
Paul C. Tully

STATE OF NEBRASKA  
COUNTY OF Douglas

The foregoing instrument was acknowledged before me this 7 day of July, 2004 by Jeffery M. Buchanan and Shirley Buchanan, husband and wife, Billy E. Claborn Jr., Paul C. Tully. Both Single persons.

*Linda C. Scott*  
Notary Public



**RETURN TO:**  
Jung S. Seu  
6022 Maple St  
Omaha, NE68104

*Deed* 500 43-0280  
#  
5401- 5804-

TFW 7870