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NEBRASKA DOCUMENTARY
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Feb 29, 2012
\$ 240.75 By PM

FILED SARPY CO. NE.
INSTRUMENT NUMBER
2012-05964
2012 Feb 29 09:21:12 AM
Sheryl J. Dowling
REGISTER OF DEEDS


SURVIVORSHIP WARRANTY DEED

Record and return to:
Spence Escrow division of TitleCore, LLC
210 Regency Parkway, Suite 10
Omaha, NE 68114

KNOW ALL MEN BY THESE PRESENTS THAT Keri D. Kasun, a single person, Grantor, whether one or more, in consideration of One Dollar and other valuable consideration, receipt of which is hereby acknowledged, does hereby grant, bargain, sell, convey and confirm unto **Darin Heftie and Elizabeth Heftie, Husband and Wife,** as joint tenants with right of survivorship, and not as tenants in common, the following described real property in SarpyCounty, Nebraska:

Lot 140, in HICKORY RIDGE, a Subdivision, as surveyed, platted and recorded, in Sarpy County, Nebraska.

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

And the grantor does hereby covenant with the grantees and with 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 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 this 7 day of Feb., 2012.

Keri D. Kasun
Keri/D. Kasun

STATE OF **Nebraska**

COUNTY OF **Douglas**

The foregoing instrument was acknowledged before me this 7 day of February, 2012 by Keri D. Kasun, a single person.

Notary Public, State and County aforesaid

Merrie Gusta
Notary Signature

Merrie Gusta
Notary Printed Signature

My commission expires:

2/2/2016

