

1-14-12

BOOK 1478 PAGE 407

NO. 342-WARRANTY DEED, VESTING ENTIRE TITLE IN SURVIVOR.

OMAHA PRINTING COMPANY

KNOW ALL MEN BY THESE PRESENTS, That

HERMAN COHEN and ROSALIE COHEN, Husband and Wife,

in consideration of---One Dollar & Other Valuable Considerations---(\$1.00)----- DOLLARS
in hand paid, do hereby grant, bargain, sell, convey and confirm unto

PAUL C. WARREN

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: That part of the Southwest Quarter (SW1/4)

of the Northwest Quarter (NW1/4) of Section One (1) in Township Fourteen (14) North,
Range Twelve (12) East of the Sixth (6th) Principal Meridian in the City of Omaha, de-
scribed as follows: Beginning at a point which is South Eighty-Nine degrees (89°) Forty-
Five minutes (45') Zero-Zero Seconds (00'') East, Six Hundred Sixty and Five Tenths
(660.5') Feet and North One Hundred Ten (110') Feet from the Southwest corner of said
Northwest Quarter (NW1/4); said point also being the intersection of the North Right-
of-Way line of "L" Street and the West Right-of-Way line of 70th Street; thence North Eighty-
Nine degrees (89°) Forty-Five minutes (45') Zero Zero Seconds (00'') West along the
North Right-of-Way line of "L" Street One Hundred Fifty-Eight and Eighty-Seven
Hundredths (158.87') Feet; thence North Two Hundred Seventy-Four and Thirty-Eight
Hundredths (274.38') Feet; thence South Eighty-Nine degrees (89°) Forty minutes (40')
Forty seconds (40'') East, One Hundred Fifty-Eight and Eighty-Seven (158.87') Feet to
the West Right-of-Way line of 70th Street; thence South along the West Right-of-Way
line of 70th Street Two Hundred Seventy-Four and Eighteen Hundredths (274.18') Feet
together with all the tenements, hereditaments, and appurtenances to the same belonging, and all the estate, title, dower,
(OVER)
right of homestead, claim or demand whatsoever of the said grantors, of, in or to the same, or any part thereof,
subject to all taxes and assessments levied or assessed after date hereof; also subject
to easements, restrictions and covenants of record, if any.

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 grantors 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 grantors 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 hereunto set our hands this 23rd day of

April

A. D. 1973

NEBRASKA DOCUMENTARY.
In presence of STAMP TAX

APR-26-1973

STATE OF NEBRASKA

County of Douglas

ss.

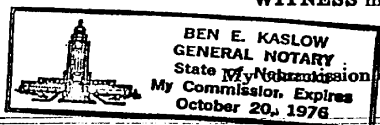
On this 23rd day of April

A. D. 1973, before me, a Notary Public in and for said County, personally came the above named

Herman Cohen and Rosalie Cohen, Husband and Wife.

who are personally known to me to be the identical persons whose names are
affixed to the above instrument as grantors, and they have
acknowledged said instrument to be their voluntary act and deed.

WITNESS my hand and Notarial Seal the date last aforesaid.



BEN E. KASLOW
GENERAL NOTARY
State of Nebraska
My Commission Expires
October 20, 1976

Notary Public.

20th day of October A. D. 1976

HAVE THIS DEED RECORDED
File No. _____

WARRANTY DEED
VESTING ENTIRE TITLE IN SURVIVOR

From _____

To _____

STATE OF NEBRASKA, }
County, } ss.

Entered on Numerical Index and filed for
Record in the Register of Deeds' Office of said
County, the _____ day of _____
19____, at _____ o'clock _____ M., and
recorded in Book _____ of Deeds, Page _____

County Clerk.
Register of Deeds.
Deputy.

BOOK **1478** PAGE **408**

NO. 348—DANA PRINTING COMPANY

DESCRIPTION OF LAND:

(Containing 1.0 acres.)

to the point of beginning in Douglas County, Nebraska. (The West Right-of-Way line of 70th Street assumed North-South in direction) Subject, however, to the following easement:

Grantors hereby retain a permanent easement and right of way for ingress and egress for pedestrian and vehicular traffic over and across the south forty (40) feet of the above described real estate, including the right to the use in common with Grantors, or the survivor of them, and their heirs and assigns of any driveway located over said easement.

THE STATE OF NEBRASKA
Douglas County

Entered in Numerical Index and filed
for Record in the Office of the Register of
Deeds of said County and recorded in
Book 1478 of Deeds
Page 407

RECEIVED
1973 APR 26 AM 8 31

1 Det

C. Harold Ottum

Register of Deeds

By _____ Deputy

At _____
G.P.H.
1-14-72
11
1-14-72
764 3300
1-14-72

G. HAROLD OTTUM
REGISTER OF DEEDS
DOUGLAS COUNTY, NEBRASKA