

BOOK 937 PAGE 501

103½—WARRANTY DEED—Vesting Entire Title In Survivor

The Huffman General Supply House, Lincoln, Nebr.

KNOW ALL MEN BY THESE PRESENTS, That we, August E. Ruser and Ruth B. Ruser, husband and wife.



in consideration of one dollar and other valuable consideration-----DOLLARS

in hand paid, do hereby grant, bargain, sell, convey and confirm unto Charles F. Feder and Mary D. Feder, husband and wife.

as JOINT TENANTS, and not as tenants in common; the following described real estate, situated in the County of Douglas and State of Nebraska, to-wit:

Lots One Hundred Twenty-seven (127), One Hundred Twenty-eight (128), One Hundred Twenty-nine (129) and One Hundred Thirty (130), West "L" Street Acres, an Addition in Douglas County, Nebraska, as surveyed, platted and recorded, plus all of our rights in an easement upon and across the West Four (4) feet of Lots One Hundred Three (103) and One Hundred Twenty-four (124) in West "L" Street Acres, an Addition in Douglas County, Nebraska as surveyed, platted and recorded which easement was granted on July 8, 1929 to the said August E. Ruser and Ruth B. Ruser by Max C. Bassett and Ida Bassett, husband and wife, and was recorded on April 11, 1930 in Book 89 of Miscellaneous Records of Douglas County, Nebraska at Page 524 thereof. Said easement is for the purpose of installing and maintaining a water service pipe across the said West 4 feet of said lots above described and making connection to the water pipe of the said Bassetts, 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 to 1953 County and State taxes and all subsequent taxes and assessments.

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 20th day of

November, A. D. 1953.

In presence of

Lewis R. Leigh

August E. Ruser
Ruth B. Ruser

STATE OF Nebraska

County of Douglas

ss. On this 20th day of November

A. D. 1953

, before me, a Notary Public, in and for said County, personally came the above named August E. Ruser and Ruth B. Ruser, husband and wife.

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

WITNESS my hand and Notarial Seal the date last aforesaid



Lewis R. Leigh Notary Public.

11. My commission expires on the 21th day of May A. D. 1959

25 DAY 7:00 1953 AT 3:58 P.M. THOMAS J. O'CONNOR, REGISTER OF DEEDS. 2.25