

23

DCTE
5357

FILED
2005 2684
BOOK PAGE

NEBRASKA DOCUMENTARY
STAMP TAX
Date 4-25-05
\$ 458.50 By *[Signature]*

2005 APR 25 AM 11:54

Carol Hivens
DODGE COUNTY
REGISTER OF DEEDS
COMPARE INDEX FEE \$ 5.50

SURVIVORSHIP WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT EARL ROBERT SCHMIDT AND VERNYCE J. SCHMIDT, herein called the grantor whether one or more, in consideration of One Dollar and other valuable consideration received from grantees, do hereby grant, bargain, sell, convey and confirm unto MICHAEL L. STEINBACH AND PATSY C. STEINBACH, as joint tenants with right of survivorship, and not as tenants in common, the following described real property in DODGE County, Nebraska:

Tax Lot 1 being described as that part of the North half of the Northwest Quarter (N1/2 NW1/4) of Section 31, Township 17 North, Range 9, East of the 6th P.M., in Dodge County, Nebraska, lying North and East of the Northeasterly right of way of Highway No. 275.

To have and to hold the above described premises together with all tenements, hereditaments, appurtenances and reservations 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.

Dated: April 18, 2005

[Signature]
EARL ROBERT SCHMIDT
[Signature]
VERNYCE J. SCHMIDT

STATE OF NEBRASKA
COUNTY OF

The foregoing instrument was acknowledged before me this 18th day of April, 2005 by EARL ROBERT SCHMIDT AND VERNYCE J. SCHMIDT. *husband and wife

Kathleen R Fauver
Notary Public

GENERAL NOTARY - State of Nebraska
KATHLEEN R. FAUVER
My Comm. Exp. June 13, 2007

SPENCE TITLE SERVICES, INC.
1905 HARNEY STREET SUITE 210
OMAHA, NEBRASKA 68102
Dodge CO, Nebr.