

DEED RECORD

No. 1035 40994

Huffman Warranty Deed—Joint Tenancy—(Non Community)—No. 1035—Containing 565 Printed Words

FLEXIBLE HINGE
L.L. Brown & Co. Station Co.
Lincoln, Nebraska

FROM
Scott G. Castetter

TO
Frank C. Orent and Mary Katherine Orent, husband and wife

STATE OF NEBRASKA
County of Washington
the 31 day of March
and recorded in Book 64 page 121 of Deeds.

Entered in Numerical Index and filed for record in
County Clerk's office of said County
1948 at 4: o'clock and 05 minutes P. M.

Louis C. Farnberg, County Clerk—Register of Deeds.
By Lucille K. Foulson Deputy.

KNOW ALL MEN BY THESE PRESENTS, That Scott G. Castetter, a single man

in consideration of Fifteen Thousand and no/100 DOLLARS

in hand paid, do hereby grant, bargain, sell, convey and confirm unto Frank C. Orent and Mary Katherine Orent, husband and wife as JOINT TENANTS, and not as tenants in common or of a community estate; the following described real estate, situated in the County of Washington and State of Nebraska, to-wit:

Lot Seven (7) in Block Forty-six (46) in the City of Blair, Washington County, Nebraska, and all right, title and interest of the grantor in and to the party wall between said Lot Seven (7) and Lot Eight (8) of said Block Forty-six (46), and under and by virtue of a party wall agreement between Julius Petersen and Lizzie Petersen, the grantors of the grantor herein and Joseph E. Marks and Sarah M. Marks, dated November 29, 1924 and recorded in Book G, page 352, of the miscellaneous records of said county; and all right, title and interest of the grantor in and to the party wall between said Lot Seven (7) and Lot Six (6) of said Block Forty-six (46), and under and by virtue of the party wall agreement between Julius Petersen and Lizzie Petersen, the grantors of the grantor herein and Catharina Von Lanken, et al. dated October 30, 1924, and recorded in Book G, page 358, of said miscellaneous records, subject, however, to the easement of all public-highways now on or along said premises 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 no exceptions except as above stated

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 I the grantor named herein for myself and my 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 I am lawfully seized of said premises; that they are free from incumbrance except as stated herein, and that I the said grantor have good right and lawful authority to sell the same, and that I will and my heirs, executors and administrators shall warrant and defend the same unto the grantees named herein and unto their assigns and unto their 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 I have hereunto set my hand this 26th day of March, A. D. 1948.

In presence of
Walter G. Huber

STATE OF Nebraska } ss. On this 26th day of March A. D. 1948
County of Douglas } before me, a Notary Public, in and for said County, personally came the above named
Scott G. Castetter, a single man

who is personally known to me to be the identical person whose name is affixed to the above instrument as grantor, and he acknowledged said instrument to be his voluntary act and deed.

WITNESS my hand and Notarial Seal the date last aforesaid.

(Notarial Seal) Otto Siemssen Notary Public.
My commission expires on the 3rd day of October, A. D. 1950

CERTIFICATE

The undersigned grantees hereby accept delivery of the above instrument of conveyance and acknowledge it to be a conveyance to them of an estate as joint tenants with right of survivorship and not as tenants in common or tenants of a community estate.

Frank C Orent
Mary Katherine Orent

STATE OF NEBRASKA } ss. On this 26th day of March, 1948, before me,
COUNTY OF DOUGLAS } the undersigned, a Notary Public in and for said county, personally came the above named
Frank C. Orent and Mary Katherine Orent

husband and wife, whose names are affixed to the foregoing certificate and who are personally known to me to be the grantees in the above instrument of conveyance and acknowledge the acceptance and delivery of said instrument of conveyance and the execution of said certificate to be their voluntary act and deed and that the recitals of said certificate are true.

WITNESS my hand and seal the day and year last above written.

My Commission expires: October 3, 1950 Otto Siemssen Notary Public.

(Notarial Seal)
Revenue Stamps \$16.50

Blue Border
100% LINEN LEADER