



BK 1906 PG 536



DEED 1991 10738

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INDEXING
PAGE DOWN FOR BALANCE OF INSTRUMENT

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4504 S. 54th St. 68117 10738 Dec 1 B

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GEORGE J. BUGLEWICZ
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

BK 1906 N _____ C/O FEE 5.50
PG 536 N 81A-146 DEL MC _____
OF Deed COMP RP F/B 47-38230

SURVIVORSHIP WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT Mary J. Niedbalski, a/k/a Mary Jane Niedbalski

, herein called the grantor whether one or more, received from grantees,

in consideration of One Dollar and other valuable consideration do hereby grant, bargain, sell, convey and confirm unto

Saul O. Garcia and Nohemi C. Garcia, husband and wife

as joint tenants with right of survivorship, and not as tenants in common, the following described real property in Douglas County, Nebraska:

Lot 15 Tex 1st Addition, an Addition to the City of Omaha, as surveyed, platted and recorded, Douglas County, Nebraska.

As a part of the consideration for the conveyance grantees assume and agree to pay the mortgage debt recorded at Book 3278, Page 346, of the mortgage records of Douglas County, Nebraska, and also hereby assume the obligations of Mary J. Niedbalski under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty of the indebtedness above mentioned.

NEBRASKA DOCUMENTARY
STAMP TAX
6430 9-6-91
By DS

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.

Dated: 8/28/91

Mary J. Niedbalski
Mary J. Niedbalski a/k/a Mary Jane Niedbalski

STATE OF NEBRASKA
COUNTY OF DOUGLAS

The foregoing instrument was acknowledged before me on August 28, 1991 by Mary J. Niedbalski, a single person.

Lois B. Ingraham
NOTARY PUBLIC

My Commission Expires:

GENERAL NOTARY - State of Nebraska
LOIS B. INGRAHAM
My Comm. Exp. 2/19/94