

109 1/2 - WARRANTY DEED - Vesting Entire Title In Survivor

The Huffman General Supply House, Lincoln, Nebr.

KNOW ALL MEN BY THESE PRESENTS, That FRED TEX AND LILLIE E. TEX, Husband and Wife,

in consideration of One and no/100 - - - - - DOLLARS

in hand paid, do hereby grant, bargain, sell, convey and confirm unto

WILLIAM J. MOHANNA AND SHIRLEY A. MOHANNA

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:

"Beginning at a point 354 Feet North of the Southwest corner of the Southwest Quarter of the Northwest Quarter of Section 6, Township 14, North, Range 13, East of the 6th P. M., Douglas County, Nebraska, Thence East a distance of 158 Feet, Thence North 100 Feet, Thence West 158 Feet to Center of 60th Street in the City of Omaha, Thence South along center line of said 60th Street, 100 Feet to Point of Beginning, except that part taken for road."

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

Any dwelling erected upon these premises must be at least one story above the ground and must be completed within one year from the date the first excavation work upon these premises is started.

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 their heirs and assigns of the survivor of them, forever, and the grantor named herein for their lives and their 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 they are lawfully seized of said premises; that they are free from incumbrance except as stated herein, and that they are the said grantors have good right and lawful authority to sell the same, and that they will and their 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 heretunto set our hands this 6th day of February, 1952, A. D.

In presence of

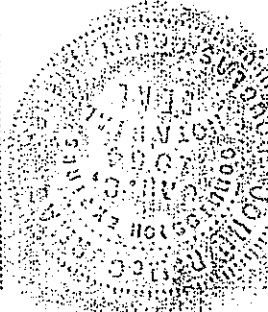
John A. Mohanna

* *Fred Tex*
* *Lillie E. Tex*

STATE OF NEBRASKA } ss.
County of DOUGLAS }

On this 6th day of February

A. D. 1952, before me, a Notary Public, in and for said County, personally came the above named Fred Tex and Lillie E. Tex, 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 acknowledged said instrument to be their voluntary act and deed. WITNESS my hand and Notarial Seal the date last aforesaid.

My commission expires on the 8th day of February, A. D. 1954