



SURVIVORSHIP WARRANTY DEED

LLOYD PRUNER, and ANNE PRUNER, J. Husband and Wife, herein called sometimes known as Lloyd J. Pruner the Grantor whether one or more, in consideration of One Dollar

(\$1.00) and other valuable consideration, received from grantees, does grant, bargain, sell, convey and confirm unto KENNETH R.

WAMSET and CARROL J. WAMSET, 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:

A tract of land in the Northwest Quarter (NW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section 36, Township 15 North, Range 10, East of the 6th P.M., in Douglas County, Nebraska, more particularly described as follows: commencing at a point on the west line of the said Northwest Quarter (NW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section 36, 75 Feet south of the Northwest corner thereof; thence south along the west line of the said Northwest Quarter (NW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section 36, a distance of 280 Feet; thence East parallel with the north line of said Northwest Quarter (NW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section 36, a distance of 235 Feet; thence north parallel with the west line of the said Northwest Quarter (NW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section 36, a distance of 280 Feet; thence west parallel with the north line of said Northwest Quarter (NW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section 36, a distance of 235 Feet, to the point of beginning, containing 1.51 acres, more or less.

1.) No building shall be constructed on said property which is incompatible with or unsuitable to the buildings now on said property.

2.) An easement is reserved to grantors, their heirs and assigns, and to Dean E. Erickson or his heirs and assigns, the full and free right at all times in common with all other persons to have and use the East twenty-two feet of the above-described property as an unrestricted road or passageway and to use said twenty-two feet at all times and for all purposes connected with the use of grantors other properties or Dean Erickson's other properties in the vicinity of said above-described property.

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.

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And 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 an easement of record for the benefit of the Northwest Quarter of the Southeast Quarter of Section 36, Township 15 North, Range 10, in Douglas County, Nebraska, as shown of record; 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: July 5, 1962.
RECEIVED

Lloyd Pruner
Lloyd Pruner

Anne J. Pruner
Anne Pruner

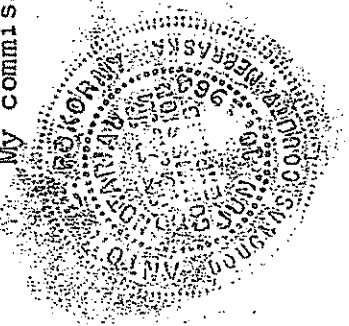
STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

Before me, a notary public qualified for said county, personally came, LLOYD PRUNER and ANNE PRUNER, Husband and Wife, known to me to be the identical persons who signed the foregoing instrument and acknowledged the execution thereof to be their voluntary act and deed.

WITNESS my hand and notarial seal the 5th day of July, 1962.

Robert J. Tokary
Notary Public

My commission expires June 10, 1964.



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