

94-14125

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INSTRUMENT INDEX
94-14125
94 JUN 23 AM 8:41
Carmel J. Larson
REGISTRAR

SURVIVORSHIP WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT KENNETH J. HARPENAU AND JANE L. HARPENAU, HUSBAND AND WIFE, 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 DAVID C. OSTROM AND SHIRLEY OSTROM, HUSBAND AND WIFE, as joint tenants with right of survivorship, and not as tenants in common, the following described real property in SARPY County, Nebraska:

Part of the North 1/2 of the Northeast 1/4 of Section 15, Township 13 North, Range 10 East of the 6th P.M., Sarpy County, Nebraska, described as follows: Commencing at the North 1/4 corner of said Section 15, thence S89°53'49"E (assumed bearing) 1347.16 feet along the North line of Section 15 to the point of beginning. Thence continuing South S89°53'49"E 893.03 feet to the Westerly Right of Way line of the Chicago, Burlington and Quincy Rail Road (now owned and operated by the Burlington Northern Rail Road); thence South and West along said Railroad Right of Way on a spiral curve with a chord bearing S02°23'12"W for 230.10 feet; thence along said Right of Way on a curve to the right having a radius of 5647.92 feet, an arc length of 1103.62 feet and a long chord bearing S08°56'43"W for 1101.87 feet to the South line of the North 1/2 of the Northeast 1/4 of Section 15, thence N90°00'00"W along said south line for 706.00 feet; thence N00°15'56"W 1,319.99 feet to the point of beginning.

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: 5-31, 94

Kenneth J. Harpenau
KENNETH J. HARPENAU
Jane L. Harpenau
JANE L. HARPENAU

STATE OF NEBRASKA
COUNTY OF DOUGLAS

The foregoing instrument was acknowledged before me on this 31 day of MAY, 19 94 by KENNETH J. HARPENAU AND JANE L. HARPENAU, HUSBAND AND WIFE.

GENERAL NOTARY-State of Nebraska
JOHN H. LARSON
My Comm. Exp. 6-13-95

John H. Larson
NOTARY PUBLIC
My Commission Expires: 6-13-95

OT