

1051/2—Corporation Warranty Deed—Vesting Entire Title in Survivor

The Huffman General Supply House, Lincoln, Nebr.

KNOW ALL MEN BY THESE PRESENTS, That

JAMES INVESTMENT CO.

, a corporation

organized and existing under and by virtue of the laws of the State of Minnesota , for

and in consideration of the sum of One dollar and other valuable consideration - - - DOLLARS

in hand paid, does hereby grant, bargain, sell and convey unto

John L. Chambers and Marilee Chambers, husband and wife

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:

Lot twenty-six (26) in North Ridge Heights, an addition to the city of Omaha, as surveyed, platted and recorded, in Douglas County, Nebraska. Subject to easements and restrictions of record including those shown on the recorded plat.

Subject further to a six (6) foot drainage ditch easement passing through and along the rear of the premises hereby conveyed, for the joint use and benefit of the adjoining premises belonging to the respective grantees named in the several deeds whether heretofore or hereafter executed, as to each and all of the lots described as Lots 18 to 26, both inclusive, in aforesaid North Ridge Heights Addition, said drainage ditch easement to remain and be maintained as at present used for the benefit of such aforescribed adjoining premises.



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 aforesaid 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 the grantor herein, for itself and its successors does covenant with the grantees named herein and with their assigns and with the heirs and assigns of the survivor of them that it is lawfully seized of said premises; that they are free from encumbrance except the 1960 state and county taxes and 1961 city taxes and all subsequent taxes and assessments hereafter levied or assessed against the aforescribed property and subject further to the drainage ditch easement hereinabove described.

that said grantor has good title to and good right and lawful authority to convey the same and it does hereby covenant to warrant and forever defend said premises 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 the said grantor has caused this instrument to be executed by its president and its corporate seal to be affixed hereto.

Signed this 2nd day of January, 19 61.

In the Presence of

Carolyn A. Mitchell
Marilee Chambers

JAMES INVESTMENT CO.

A Corporation

By *James R. Wyatt* President
 Attest *Roland E. Tulien* Asst. Secretary

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STATE OF MINNESOTA

COUNTY OF RAMSEY

} ss.

On this 2nd day of January 1961 before me,
the undersigned, a Notary Public in and for said Countypersonally came James R. Wyatt, President of
JAMES INVESTMENT CO. (a corporation)

to me personally known to be the President and the identical person whose name is affixed to the above conveyance, and acknowledged the execution thereof to be his voluntary act and deed as such officer and the voluntary act and deed of said corporation and that the Corporate seal of the said corporation was thereto affixed by its authority.

Witness my hand and Notarial Seal at St. Paul in said county the day and year last above written.

CAROLYN A. MITCHELL
Notary Public, Ramsey County, Minn.
My Commission Expires July 20, 1967

My Commission expires the day of

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ENTERED IN NUMERICAL INDEX AND RECORDED IN THE REGISTER OF DEEDS OFFICE IN DOUGLAS COUNTY, NEBRASKA

31 DAY Jan 1961 AT 10:37 A.M. THOMAS J. O'CONNOR, REGISTER OF DEEDS

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