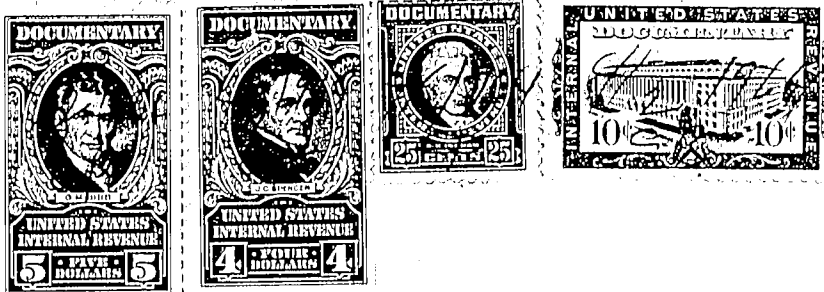


KNOW ALL MEN BY THESE PRESENTS, That We
Clyde S. Pedersen and
Almede Ellen Pedersen, husband and wife

in consideration of Two and no/100 (\$2.00) and other valuable consideration DOLLARS
in hand paid, do hereby grant, bargain, sell, convey and confirm unto
Darel A. Watson and
Barbara Watson, 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:

West 100 feet of Lot 96, Benson Acres, an addition as surveyed,
platted, and recorded, Douglas County Nebraska



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 grantors, of, in or to the same, or any part
thereof; subject to any restrictions and easements of record, the prorated 1963
County taxes and subject to all subsequent taxes and assessments.

IT BEING THE INTENTION OF ALL PARTIES HERETO, THAT IN THE EVENT OF THE DEATH
OF EITHER OF SAID GRANTEES, THE ENTIRE FEE SIMPLE TITLE TO THE REAL ESTATE DE-
SCRIBED 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 the heirs and assigns of the survivor
of them, forever, and We the grantors named herein for ourselves and our 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 we are lawfully seized of said premises; that they are free from incumbrance
except as stated herein, and that we the said grantors have good right and lawful authority to sell the
same, and that we will and our 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 sur-
vivor of them, forever, against the lawful claims of all persons whomsoever, excluding the exceptions named herein.

IN WITNESS WHEREOF we have hereunto set our hands this 2 day of
April, 1954

Clyde S. Pedersen
Almede Ellen Pedersen

In presence of

Rodger Lindwall

STATE OF Nebr. }
Douglas County } ss.

On this 3rd day of April, 1964, before me, the undersigned a Notary Public, duly commissioned and qualified for said County, personally came Clyde S. Pedersen
AND Almede Ellen Pedersen

to me known to be the identical person or persons whose name is or names are subscribed to the foregoing instrument, and acknowledged the execution thereof to be, his, her or their voluntary act and deed.

Witness my hand and Notarial Seal the day and year last above written.

Calvin J. Staehler Notary Public.

My commission expires the 2nd day of April, 1967.



STATE OF }
..... County } ss.

On this day of, 19....., before me, the undersigned a Notary Public, duly commissioned and qualified for said County, personally came.....

to me known to be the identical person or persons whose name is or names are subscribed to the foregoing instrument, and acknowledged the execution thereof to be, his, her or their voluntary act and deed.

Witness my hand and Notarial Seal the day and year last above written.

..... Notary Public.

My commission expires the day of, 19.....

14A
331

14A-354
14A
331
[Signatures]

1215
311
[Signatures]

THOMAS J. O'CONNOR
REGISTER OF DEEDS
DOUGLAS COUNTY, NEBRASKA

RECEIVED
1964 APR 3 AM 9 29
[Signature]

2416 N. 10th
Neville Watson

HAVE THIS DEED RECORDED

File No.
WARRANTY DEED
VESTING ENTIRE TITLE IN SURVIVOR

From
To

STATE OF }
..... County, } ss.
Entered on Numerical Index and filed for
Record in the Register of Deeds' office of said
County, the day of,
19....., at o'clock M., and
recorded in Book of Deeds, Page

Register of Deeds
Mail

Num'l Gen'l
Compared by
Paged Numerical Paged General
Time Rec'd Fee