

105-B—Corporation Survivorship Warranty Deed

~~BOOK 1682 PAGE 109~~

Huffman and Felton & Wolf, Notary Public, No. 65466

NEBRASKA DOCUMENTARY STAMP TAX

FEB 16 1982

KNOW ALL MEN BY THESE PRESENTS, That HAL GROVE, INC.

a corporation organized and existing under and by virtue of the laws of the State of Nebraska

in consideration of One Dollar (\$1.00) and other valuable consideration

received from grantee, does grant, bargain, sell, convey and confirm unto

Thomas E. Bowman and Una N. Bowman

as joint tenants with right of survivorship, and not as tenants in common, the following described real property in Douglas County, Nebraska : Those parts of Lot 19, Quail Ridge on Skyline Drive, as surveyed, platted, and recorded in Douglas County, Nebraska, described as follows: Beginning at the S.E. corner of said Lot 19 said corner being common to Lots 17 and 18, said Quail Ridge on Skyline Drive: thence S 27°47'19"W (assumed bearing) on the Southeasterly line of said Lot 19, 81.90 feet to the most Southerly corner of said Lot 19: thence Northwesterly on the Southwesterly line of said Lot 19 on a 225.54 foot radius curve to the left (chord bearing N34°34'59"W chord distance 19.99 feet), an arc distance of 20.00 feet: thence N 41°29'30" E, 74.75 feet to the point of beginning.

AND: Beginning at the N.E. corner of said Lot 19: thence S 02°33'31"W (assumed Bearing) on the East line of said Lot 19, 115.20 feet to the S. E. corner of said Lot 19: thence S 41°29'30" W, 10.00 feet: thence N 23°57'25" W, 63.14 feet: thence N 11°33'14" W, 69.60 feet to a point on the North line of said Lot 19; thence S 86°18'34" E on the North line of said Lot 19, 51.45 feet to the point of beginning Containing 4,725 Sq. ft. more or less. SUBJECT to easement for driveway purposes over and along the Westerly property line of property conveyed hereby, in favor of Lots 19 and 18. Said drive to be maintained by Lot 18.

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 grantor for itself and its successors 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 seised of said premises, that they are free from encumbrance except easements, restrictions and covenants of record.

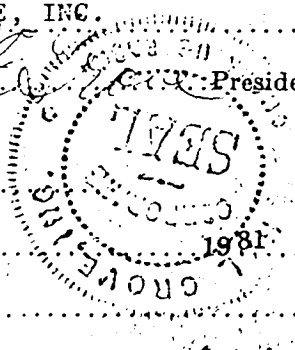
that grantor has good right and lawful authority to convey the same; and that grantor warrants and will defend the title to said premises against the lawful claims of all persons whomsoever.

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.

It witness whereof, grantor has hereunto caused its corporate seal to be affixed and these presents signed by its President.

Dated October 21 19 81

By *Harold E. Grove* HAL GROVE, INC. President

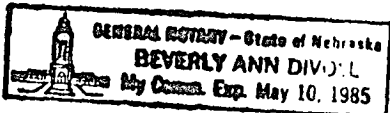


STATE OF Nebraska, County of Douglas

The foregoing instrument was acknowledged before me October 21

by Harold E. Grove, President of HAL GROVE, INC. (Name and Office) (Name of Corporation)

a Nebraska corporation, on behalf of the corporation.



Beverly Ann Divoll Signature of person Taking Acknowledgement

Notary Public Title

33 d... (handwritten)

RECEIVED 1982 FEB 16 PM 2:04

C. HAROLD OSTLER REGISTER OF DEEDS DOUGLAS COUNTY, NEBR.

Vertical stamps and handwritten numbers: 1682, 145, 1151, 83-51, 115-51