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NEBRASKA DOCUMENTARY STAMP TAX
APR 23 2001
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FILED
CASS COUNTY, NE.
2001 APR 23 PM 2:39
BK 174 Deeds PG 280
PATRICIA HEISINGER
REGISTER OF DEEDS
Doc# 2237 $550

COMPARED

CORPORATION SURVIVORSHIP WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS that **RAVEN'S NEST & CO., a Nebraska Corporation**, herein called the grantor, in consideration of **ONE DOLLAR AND OTHER VALUABLE CONSIDERATION** received from grantee, does grant, bargain, sell, convey and confirm unto **JAMES P. HARDING AND MARY S. HARDING, husband and wife as joint tenants with rights of survivorship,** herein called the grantee, the following-described real property in Cass County, Nebraska, to-wit:

Lot 13, Raven's Nest Two, a Subdivision in Cass County, Nebraska, being a Replatting of Tax Lots 14 through 17 inclusive, Tax Lots located in the W ½ of Section 34 and also together with Tax Lots 29 through 31 inclusive, Tax Lots located in said Section 34; all located in Township 13 North, Range 12 East of the 6th P.M., Cass County, Nebraska.

A 15-foot wide easement is reserved by the Grantor along the west boundary of said property for the construction and maintenance of an access road for Lot 18 shown on the final plat of Raven's Nest Two. The easement shall run from Raven Drive and proceed in a northerly direction over Lot 13 to the north boundary line of Lot 14, at which point the easement shall curve to the west exiting Lot 13 at a point not more than 30 feet north of the north line of Lot 14.

To have and to hold the above described premises together with all tenements, hereditaments and appurtenances thereto belonging unto the grantor and to their assigns, or to their heirs and assigns of the survivor of them forever.

And the grantor does hereby covenant with the grantee 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 easements and restrictions of record, if any; 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 this 6th day of April, 2001.

RAVEN'S NEST & CO., a Nebraska Corporation,

BY: Linda Wolkins
Linda Wolkins, President

STATE OF NEBRASKA)
)**SS:**
COUNTY OF CASS)

The foregoing instrument was acknowledged before me on April 6th, 2001, by **Linda Wolkins, President of Raven's Nest & Co.**, a Nebraska Corporation, who acknowledged the execution of the above to be her voluntary act and deed.

GENERAL NOTARY - State of Nebraska
DAVID V. CHEBATORIS
My Comm. Exp. Oct. 1, 2001

Notary Public