

Humber

103 - WARRANTY DEED

The Pilot-Tribune Printers, Blair, Nebraska

KNOW ALL MEN BY THESE PRESENTS

That **James A. Paulsen and Ella E. Paulsen, husband and wife,**
and each in their own right,

of the County of **Washington** and State of **Nebraska,** for and in consideration of the sum of
Four Thousand and no/100 - - - - - **DOLLARS**
in hand paid do hereby grant, bargain, sell, convey and confirm unto **Ralph Zimmerman,**

of the County of **Washington** and State of
Nebraska, the following described real estate, to-wit:

The North 300 feet of Lot 11 in Block 118 in the Eleventh Addition to the City of Blair, Washington County, Nebraska, and also the West 33 feet of the South 300 feet of said Lot 11, but reserving, however, in the grantors, their heirs and assigns, the perpetual right of ingress to and egress from Jackson Street in the City of Blair (which runs along the south side of said Lot 11) and that portion of the South 300 feet of said Lot 11 which grantors retain, and also a perpetual easement to install, maintain, repair and service pipe lines for water, gas and sewer and elevated or underground lines for electricity and telephone over, through or upon said West 33 feet of said Lot 11.



subject, however, to easements of record and to all public highways now on or along said premises.

TO HAVE AND TO HOLD the premises above described, together with all the tenements, hereditaments and appurtenances thereunto belonging unto the said **Ralph Zimmerman,**

and to **his** heirs and assigns forever.

And **we** do hereby covenant with the said Grantee and, with **his** heirs and assigns, that **we are** lawfully seized of said premises; that they are free from encumbrance

that **we** have good right and lawful authority to sell the same; and **we** do hereby covenant to warrant and defend the title to said premises against the lawful claims of all persons whomsoever.

And the said **grantors** hereby relinquish..... all rights, titles and interest whatsoever and of any kind or nature in and to the above described premises.

Signed this **7th** day of **September** A. D., 19.57..

James A. Paulsen
Ella E. Paulsen

STATE OF NEBRASKA }
Washington County } ss.



On this 30th day of September, A.D., 19 57, before me, the undersigned **Reed O'Hanlon, Sr.**, a Notary Public, duly commissioned and qualified for and residing in said County, personally came **James A. Paulsen and Ella E. Paulsen, husband and wife**, to me known to be the identical persons whose names are affixed to the foregoing instrument and acknowledged the same to be their voluntary act and deed.

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

Reed O'Hanlon, Sr. General Notary Public
My commission expires the 2nd day of May, 19 59.

STATE OF _____ County } ss.

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

to me known to be the identical person whose name _____ affixed to the foregoing instrument and acknowledged the same to be _____ 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 _____

STATE OF _____ County } ss.

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

to me known to be the identical person whose name _____ affixed to the foregoing instrument and acknowledged the same to be _____ 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 _____

910
O'HANLON & O'HANLON
LAWYERS
BLAIR, NEBRASKA

Warranty Deed

James A. Paulsen, et al.,

TO
Ralph Zimmerman

STATE OF *Nebraska*
Washington County } ss.

Entered in Numerical Index and filed for record in the office of the Register of Deeds of said County, the *20* day of *October* 19 *60*, at *10* o'clock and *00* minutes *A* M, and duly recorded in Book *80*

Deeds on page *428-429* (429)
Reed O'Hanlon, Sr.
Register of Deeds.

Recorded
General Deputy
Numerical
Compared