

1937-OMAHA-PRINTING CO. OMAHA

5. FROM Ruth A. Marnette TO Helen V. Ward, et al.

Know All Men By These Presents:

That I, Ruth A. Marnette, a widow, in consideration of Five Hundred (500) DOLLARS

in hand paid, do hereby grant, bargain, sell, convey and confirm unto Helen V. Ward and Arthur V. Ward as JOINT TENANTS, and not as tenants in common; the following described real estate, situate in the County of Douglas and State of Nebraska, to-wit: The West Forty (W.40) feet of Lot Eighteen (18) Auburn Hill, an Addition to the City of Omaha, as surveyed, platted and recorded and the south half (So. 1/2) of vacated alley adjoining on the North;

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 grantor of, in or to the same, or any part thereof; subject to the 1931 State and County taxes and undelinquent special taxes, as of July 1st, 1931, and subsequent taxes and assessments, also subject to the restrictions that any building placed on this lot is to be of brick veneer construction or brick veneer and stucco, and the front wall of the building, with the exception of open porches, to set back thirty-five (35) feet from the front lot line.

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 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 I the grantor named herein for myself and my 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 I am lawfully seized of said premises; that they are free from incumbrance except as stated herein, and that I the said grantor have good right and lawful authority to sell the same, and that I will and my 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 survivor of them, forever, against the lawful claims of all persons whomsoever, excluding the exceptions named herein.

In Witness Whereof I have hereunto set my hand this 20th day of January A. D. 1932. In presence of O. H. Shelly Ruth A. Marnette

STATE OF NEBRASKA, } ss. On this 20th day of January A. D. 1932 before me, a Notary Public in and for said County, personally came the above named Ruth A. Marnette



who is personally known to me to be the identical person whose name is affixed to the above instrument as grantor and she acknowledged said instrument to be her voluntary act and deed. WITNESS my hand and Notarial Seal the date last aforesaid.

O. H. Shelly Notary Public

My commission expires on the 28th day of April A. D. 1937.

Entered on Numerical index and recorded January 27th A. D. 1932, at 12:35 o'clock P. M. Compared by Harry Pearce Register of Deeds. F&G