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JAN 7 1 31 PM '97

GEORGE J. BUDLEWICZ  
REGISTER OF DEEDS  
DOUGLAS COUNTY, NE

### SURVIVORSHIP WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT John H. Pilcher, a Married Person and Jeanne P. Maher, a Single Person and Charles E. Pilcher, a Married Person and Donna May Grote, a Married Person, herein call the grantor whether one or more, in consideration of One Dollar and other valuable consideration received from grantee do hereby grant, bargain, sell, convey and confirm unto Jerry F. Bexten and Karen A. Bexten, Husband and Wife, as joint tenants with right of survivorship, and not as tenants in common, the following described real property in Douglas County, Nebraska:

A tract of land being the South 10.65 Acres of the West half of the Southeast Quarter of Section 1, Township 16 North, Range 12 East of the 6th P.M., Douglas County, Nebraska, more particularly described as follows:

Beginning at the South Quarter corner of Section 1, and assuming the South line of the West half of the Southeast Quarter to bear South 89°43'27" East; thence South 89°43'27" East a distance of 1316.11 feet to the Southeast corner of the West half of the Southeast Quarter; thence North 0°04'29" East along the East line of the West half of the Southeast Quarter a distance of 349.74 feet; thence North 89°30'40" West a distance of 1316.86 feet to the West line of the Southeast Quarter; thence South 0°02'29" East a distance of 354.64 feet to the point of beginning.

DOCUMENTARY  
SALES TAX  
Date 1-7-97  
36.50 DW

00270 H SW SE  
FEE 10.50R 1-16-12 FB 01-60000  
DEL C/O COMP  
LEGAL PG SCAN FV

To have and to hold the above described premises together with all tenements, hereditaments and appurtenance thereto belonging unto the grantees and to their assigns, or to the heirs and assigns of the survivor of them forever; And the grantor 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 seized of said premises; that they are free from encumbrance except covenants, easements and restrictions of record; all regular taxes and special assessments, except those levied or assessed subsequent to date hereof; 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: 1/7/97

Donna May Grote  
John H. Pilcher by Donna May Grote, Attorney in Fact

Donna May Grote  
Jeanne P. Maher by Donna May Grote, Attorney in Fact

Donna May Grote  
Charles E. Pilcher by Donna May Grote, Attorney in Fact

Donna May Grote  
Donna May Grote

NOTARIAL SEAL AFFIXED  
REGISTER OF DEEDS

GENERAL NOTARY - State of Nebraska  
RICHARD L. GIBBS  
My Comm. Exp. 5/27/98

RETURN: OMAHA TITLE  
ATTN: MIKKI

OT  
28961

STATE OF NEBRASKA  
COUNTY OF DOUGLAS

The foregoing instrument was acknowledged before me this 11 day of September, 1986 by John F. Pilcher, a Married Person and Jeanne P. Maher, a Single Person and Charles E. Pilcher, a Married Person and Donna May Grote, a Married Person.

[Signature]  
Notary Public

✓  
Donna May Grote, Po  
of Attorney