



DEED 2006115535



OCT 06 2006 11:21 P 2

Nebr Doc
Stamp Tax
10/6/06
Date
\$ 337.50
By JB

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
10/6/2006 11:21:28.20



2006115535

SURVIVORSHIP WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT Leslie H. Mains and Phyllis M. Mains, husband and wife, an undivided one half interest, herein called the grantor whether one or more, in consideration of One Dollar and other valuable consideration received from grantees, do hereby grant, bargain, sell, convey and confirm unto James F. Champion and Nancy L. Champion, 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:

See Attached Legal Description

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 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.

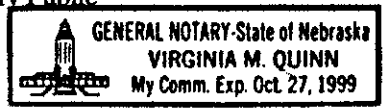
Dated: September 3, 1996

Leslie H. Mains
Leslie H. Mains
Phyllis M. Mains
Phyllis M. Mains

STATE OF NEBRASKA
COUNTY OF DOUGLAS

The foregoing instrument was acknowledged before me this 3rd day of September 19 96 by Leslie H. Mains and Phyllis M. Mains, husband and wife, an undivided one half interest.

Virginia M. Quinn
Notary Public



RETURN: JIM CHAMPION ✓ 8437
4206 LEAVENWORTH
OMAHA, NE 68105

Deed
FEE 12.50 FB 15-22120
2 BKP _____ C/O _____ COMP PC
5 DEL _____ SCAN _____ FV _____

LEGAL DESCRIPTION:

Parcel A: Lot 3, Block 2, Leavenworth Terrace, and that portion of the vacated alleys in Block 2, Leavenworth Terrace, an addition to the City of Omaha, said vacated alleys described as follows: Commencing at the Northwest corner of said Lot 3, running thence South 54 feet, along the West line of said Lot 3, thence East 114 feet along the South line of said Lot 3, to the Southeast corner of said Lot 3, thence South 6 1/2 feet, thence West 118 feet, thence North 60 1/2 feet, thence East 4 feet, to the place of beginning, all as surveyed, platted and recorded, Douglas County, Nebraska.

Parcel B: Lot 4, except the East 5.0 feet of the south 10.0 feet of said lot deeded to the City of Omaha for public purposes, and the East 57 feet of Lot 5, Block 2, Leavenworth Terrace, an addition to the City of Omaha, as surveyed, platted and recorded, and the South 1/2 of the vacated alley adjoining on the North, Douglas County, Nebraska.

Parcel C: The West 4 feet of Lot 5, all of Lot 6, and the East 25 feet of Lot 7, all in Block 2, Leavenworth Terrace, an addition to the City of Omaha, as surveyed, platted and recorded, together with the South 1/2 of the vacated alleys adjoining on the North, Douglas County, Nebraska