

KNOW ALL MEN BY THESE PRESENTS, That MARIE PIVONKA, a widow,
 herein called the "GRANTOR",
 in consideration of ONE DOLLAR and other good and valuable consideration DOLLARS
 in hand paid, do hereby grant, bargain, sell, convey and confirm unto LEO BERCUIT and GLADYS
BERCUIT, husband and wife, herein called the "GRANTEES",
 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 East Two-Thirds (E.2/3) of Lot One (1) in Block Nine (9),
 Kountze's Third Addition, an addition to the City of Omaha,
 Douglas County, Nebraska, as surveyed, platted and recorded.

(The Grantor herein, Marie Pivonka, is the widow of Joseph Pivonka, who is one and the same person as Joseph Frank Pivonka, as is set forth in the Death Certificate filed in the office of the Register of Deeds of Douglas County, Nebr.)

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 Second Installment of the 1944 County and State and 1945 City Taxes; and

Subject to an unrecorded easement-right of ingress and egress over the West Eight Feet (W.8') of the above described property with the owners of the property adjacent to the south, to-wit: Lots 2 and 3, in Block 9, Kountze's Third Addition, an addition to the City of Omaha, Douglas County, Nebraska.

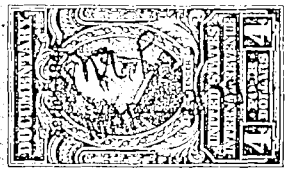
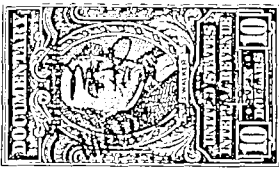
IT BEING THE INTENTION OF ALL PARTIES HERETO, THAT IN THE EVENT OF THE DEATH OF EITHER OF SAID GRANTEES, THE ENTIRE FEE SIMPLE TITLE TO THE REAL ESTATE DESCRIBED HEREIN SHALL VEST IN THE SURVIVING GRANTEE.

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 First day of March....., A. D. 1945..... Marie Pivonka



In presence of
Rose Heise



STATE OF NEBRASKA }
 County of DOUGLAS } ss. On this First day of March
 A. D. 1945....., before me, a Notary Public, in and for said County, personally came the above named MARIE PIVONKA, a widow,

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.
Rose Heise Notary Public.

My commission expires on the 17th day of August A. D. 1945