

Warranty Deed, Vesting Entire Title In Survivor

KNOW ALL MEN BY THESE PRESENTS, That Catherine Leas, Widow

in consideration of One Dollar and other valuable consideration ~~XXXXXX~~
in hand paid, do hereby grant, bargain, sell, convey and confirm unto

Leo A. Leas and Edith H. Leas, husband and wife,

as JOINT TENANTS, and not as tenants in common; the following described real estate, situate in the County of Sarpy and State of Nebraska, to-wit: **The East Ninty (90) feet of Lot Three (3) in Martin's Subdivision also known as Pleasant Hill, as surveyed, platted and recorded**

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Entered in Numerical index and Recorded in the Register of Deeds office in Sarpy County, Nebraska
4 day Oct 1961 at 11 A.M., Esther Ruff, County Clerk. 2 25

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

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 HERE IN 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 hereun to set my hand this 3rd day of October A.D. 1961.

IN PRESENCE OF

[Signature]
Catherine Leas

STATE OF NEBRASKA

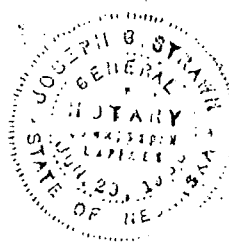
County of Sarpy

ss.

On this 3rd day of October A.D. 1961, before me, a Notary Public in and for said County, personally came the above named Catherine Leas, Widow

who is personally known to me to be the identical person whose name is affixed to the above instrument as grantor and she acknowledge said instrument to be her voluntary act and deed.

WITNESS my hand and Notarial Seal the date last aforesaid



[Signature] Notary Public
My commission expires on the 20th day of June A.D. 1966.