

Pages 1 Doc Tax \$191.25 EX # \_\_\_\_\_  
 PREPARED 6.00 Ck Pd \$ 197.25  
 CASH PD \$ \_\_\_\_\_ Refund \$ \_\_\_\_\_  
 Filed by #4 NEBR TITLE Ck # 18308  
 \_\_\_\_\_ Ck # \_\_\_\_\_  
 COUNTER CODE \_\_\_\_\_  
 RETURN TO #4 NEBR TITLE \_\_\_\_\_  
 \_\_\_\_\_

State of Nebraska, Gage County ss. Entered in Numerical Index and filed for record the 30th day of Oct, 2007 at 2:30 o'clock P.M., and recorded as INSTRUMENT NO. 2007-4176  
Quen E. Dierna  
 Register of Deeds  
 By \_\_\_\_\_ Deputy

2007-4176

*g-82*

TRACT INDEX   
 COMPUTER   
 COMPARED \_\_\_\_\_  
 PAGED \_\_\_\_\_  
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**SURVIVORSHIP WARRANTY DEED**

**KNOW THAT ALL MEN BY THESE PRESENTS THAT** Mark E. Sutphin and Cynthia D. Sutphin husband and wife herein called the grantor whether one or more, in consideration of **One Dollar and other valuable consideration** received from grantees, do hereby bargain, sell, convey, and confirm unto **Michael J. Dekraker and Melinda Dekraker husband and wife** as joint tenants with right of survivorship, and not as tenants in common, the following described real property in GAGE County, Nebraska:

*MJD MKD*

**Lot Ten (10) and the South Half (S 1/2) of Lot Eleven (11), Block Eighteen (18), Fairview Addition to Beatrice, Gage County, Nebraska.**

NTC 0307000

To have and hold above described premises together with all tenements, hereditaments and appurtenances thereto belonging unto the grantees and their assigns, or to the heirs and assigns of the survivor of them forever.

And the grantor does hereby covenant with the grantees and 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 any 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.

Executed 10-25-07, \_\_\_\_\_

NEBRASKA DOCUMENTARY  
 STAMP TAX  
 Date 10-30-2007  
 \$ 191.25 By DM

[Signature]  
 Mark E. Sutphin  
[Signature]  
 Cynthia D. Sutphin

STATE OF NEBRASKA  
 COUNTY OF Lincoln

GENERAL NOTARY-State of Nebraska  
 JUDY K. SPLITT  
 My Comm. Exp. 12-1-08

The foregoing instrument was acknowledged before me this 25 day of October, 2007 by Mark E. Sutphin and Cynthia D. Sutphin husband and wife.

[Signature]  
 Notary Public