



BK 1876 PG 671



DEED 1990 07608

THIS PAGE INCLUDED FOR
INDEXING
PAGE DOWN FOR BALANCE OF INSTRUMENT

JOINT TENANCY WARRANTY DEED

VP

5820 Dorcas St # 2
Omaha 68106

WILLIAM E. KRUSE and CATHERINE A. KRUSE, husband and wife, Grantor,
whether one or more, in consideration of One Dollar and Other Good and Valuable
Considerations Dollars (\$ 1.00), receipt of
which is acknowledged, conveys to JOHN A. KING and SHARON D. KING, husband
and wife, Grantees,
as joint tenants and not as tenants in common, the following described real estate (as defined in Neb. Rev. Stat.
§76-201) in Douglas County, Nebraska:

~~Lot Five (5), Block Five (5), MARSHS,~~ an addition to the City
of Omaha, as surveyed, platted and recorded in Douglas County,
Nebraska

Subject to a Deed of Trust with FHA Assumption Rider, to Ticor Title
Insurance, Trustee and Carl I. Brown and Company, Beneficiary, dated
May 23, 1988 and recorded in Book 3232, Page 311, Mortgage Records
of Douglas County, Nebraska; which mortgage/Deed of Trust the
Grantees herein assume and agree to pay

subject to easement and restrictions, if any, of record

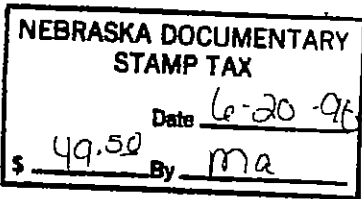
Grantor covenants (jointly and severally, if more than one) with the Grantees that Grantor:

(1) is lawfully seized of such real estate and that it is free from encumbrances
except as above, and subject to consolidated real estate taxes which
become delinquent in the year 1990 pro-rated as of date of possession

(2) has legal power and lawful authority to convey the same;
(3) warrants and will defend the title to the real estate against the lawful claims of all persons.

It is the intention of all parties, that in the event of the death of either Grantee, the entire fee simple
title to the real estate shall vest in the surviving Grantee:

Executed: June 18, 1990



Grantor:
William E. Kruse
William E. Kruse
Catherine A. Kruse
Catherine A. Kruse

STATE OF NEBRASKA, COUNTY OF DOUGLAS :

The foregoing instrument was acknowledged before me on June 18,
1990, by William E. Kruse and Catherine A. Kruse, husband and wife
(Grantor)



Mary E. Schom
Notary Public

7608

A Deed
RECEIVED
JUN 20 12 49 PM '90
GEO. J. DUGLEWICZ
REGISTRAR OF DEEDS
DOUGLAS COUNTY, NE

BK 1876 N _____ C/O _____ FEE 5.50
PG 671 N 33-588 DEL 9/11 MC We
OF Deed COMP. JW FJB 17-24080