

Deed Record No. 59

4110—OMAHA PRINTING CO., OMAHA

direction along said north line a distance of 66.4 feet; thence southerly 96 degrees 00 minutes right a distance of (489.45 feet to a point opposite at right angles to north end of new bridge) 1500 feet, more or less, to a point on the Sarpy-Cass County line; thence southwesterly along said county line to a point 66 feet distant from at right angles to the last-described course; thence in a northerly direction 66 feet westerly at right angles from, and parallel to the above-described 1500 foot course, a distance of 1533.0 feet, more or less, to the point of beginning, containing 0.56 acre, more or less, exclusive of that portion formerly occupied by State Highway No. 50.

TO HAVE AND TO HOLD the premises above described, together with all the Tenements, Hereditaments and appurtenances thereunto belonging, unto the said The Department of Roads and Irrigation of The State of Nebraska and to its successors and assigns forever. And it does hereby covenant with the said Grantee and with its successors and assigns, that the Grantor is lawfully seized of said premises and that it has good right and lawful authority to sell the same; and it does hereby covenant to warrant and defend the title to said premises against the lawful claims of all persons whomsoever.

Signed this 5 day of Sept., A. D. 1939.

IN Presence of
A. W. Slevubecker
Albert Olson
Geo. R. Sayles
STATE OF Nebraska)

COUNTY OF CASS, STATE OF NEBRASKA

By Geo. L. Farley
H. C. Backemeyer
R. E. Norris
County Commissioners

(ss.
CASS COUNTY)

Walter H. Smith

On this 5th day of September, A. D., 1939, before me, the undersigned a Notary Public, duly commissioned and qualified for and residing in said county personally came Geo. L. Farley, H. C. Backemeyer, R. E. Norris the duly qualified and acting county commissioners of the County of Cass, State of Nebraska, to me known to be the identical persons and officers whose names are affixed to the foregoing instrument as grantor and acknowledged the same to be their voluntary act and deed and the voluntary act and deed of said County of Cass, State of Nebraska.

Witness my hand and Seal the day and year last above written.

WALTER H. SMITH NOTARIAL SEAL *
CASS COUNTY, NEBRASKA *

Walter H. Smith
Notary Public

My Commission expires the 1st day of June, 1944.

JOSEPH F. MURPHY, JR. :
TO : Filed September 18, 1939 at 8:05 A. M.
MARGARET MILLER AND WALTER P. MILLER :
W. D. \$1.15 Pd. :

Beane Deter
County Clerk

WARRANTY DEED, VESTING ENTIRE TITLE IN SURVIVOR.

KNOW ALL MEN BY THESE PRESENTS, That Joseph F. Murphy, Jr. in consideration of One (\$1.00) Dollar and other valuable consideration DOLLARS in hand paid, do hereby grant, bargain, sell, convey and confirm unto Margaret Miller and Walter P. Miller 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 North Half of the North East Quarter (N. ½ of the N. E. ¼) of Section Eighteen (18), Township Thirteen (13), Range Eleven (11), East, containing 80 acres more or less.

together with all the tenements, here ditaments, 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 no exceptions.

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 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 11th day of September A. D. 1939.

In presence of
J. F. Murphy

Joseph F. Murphy, Jr.