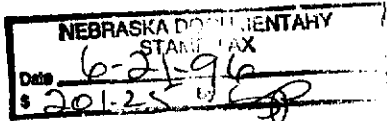


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Carol Skovron
REGISTER OF DEEDS
DODGE COUNTY, NE

SURVIVORSHIP WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT

Gerald D. Cone and Christine A. Cone, 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 grant, bargain, sell, convey and confirm unto

Lewis K. Perkins and Jolene Perkins, husband and wife, as joint tenants with right of survivorship, and not as tenants in common, the following described real property in Dodge County, Nebraska:

The East 220 feet of Tax Lot 7 in the Southwest Quarter of the Southwest Quarter of Section 23, Township 17 North, Range 8, East of the 6th P.M., Dodge County, Nebraska. Now known as Tax Lot 2 in said Section and more particularly described as: Beginning at the point of intersection of the Westerly R.O.W. of Broad Street in the City of Fremont, Nebraska, and the South section line of Section 23, Township 17 North, Range 8, East; thence North along said Westerly R.O.W., a distance of 198 feet; thence West a distance of 220 feet; thence South to a point on the South line of said Section; thence East to the point of beginning, lying in the Southwest Quarter Southwest Quarter of Section 23, Township 17 North, Range 8 East of the 6th P.M., in Dodge County, Nebraska.

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

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

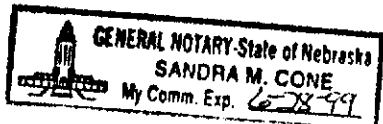
It is the intention of all parties hereto that in the event of the death of either of the grantees, the entire fee simple title to the real estate shall vest in the surviving grantee.

Dated: June 11, 1996

Gerald D. Cone
Gerald D. Cone

Christine A. Cone
Christine A. Cone

STATE OF NEBRASKA
COUNTY OF DODGE



The foregoing instrument was acknowledged before me this 11 day of June, 19 96 by Gerald D. Cone and Christine A. Cone, husband and wife.

Sandra M. Cone
Notary Public