

124-611

103 1/2—WARRANTY DEED—Joint Tenancy—Vesting Entire Title in Survivor The Huffman General Supply House, Lincoln, Nebr.

KNOW ALL MEN BY THESE PRESENTS, That Merrill E. Burgess and Mildred L. Burgess, husband and wife,

FILED FOR RECORD IN SARPY COUNTY NEBR. Nov 12 1965 AT 10:25 O'CLOCK AM

AND RECORDED IN BOOK 124 OF Deeds PAGE 611 REGISTER OF DEEDS 325

in consideration of ONE DOLLAR (\$1.00) AND OTHER VALUABLE CONSIDERATION--DOLLARS in hand paid, do hereby grant, bargain, sell, convey and confirm unto Harold G. Citta and Florence Citta, husband and wife,

as JOINT TENANTS, and not as tenants in common; the following described real estate, situated in the County of Sarpy and State of Nebraska, to-wit:

The North 260 feet of the South 410 feet of the West 150 feet of Lot One (1) Chandler Hills, and addition as surveyed, platted and recorded.

Grantees by accepting this deed will not construct a restaurant or grocery store on said premises. These covenants shall be binding on grantees, their heirs, successors and assigns and the grantors, or others owning property in Chandler Hills addition may prosecute any proceeding in law or equity to restrain such violation or to recover damages for breach thereof.

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 grantors, of, in or to the same, or any part thereof; subject to above



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 they the grantors named herein for themselves and their 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 they lawfully seized of said premises; that they are free from incumbrance except as stated herein, and that they the said grantors have good right and lawful authority to sell the same, and that they will and their 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 We have hereunto set our hands this 12th day of November, 1965

Merrill E. Burgess
Merrill E. Burgess

Mildred L. Burgess
Mildred L. Burgess

In presence of

Paul E. Watts