

#### PERSONAL REPRESENTATIVE'S DEED

Cynthia Hansen, Personal Representative of the Estate of Larry K. Schrader, Deceased, GRANTOR, in consideration of one dollar and other valuable consideration received from GRANTEE, Cynthia Hansen, conveys to GRANTEE the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lot 39 except that portion thereof conveyed to Missouri Pacific Railway Company by deed recorded in book 27, page 399, Hartz and Braces Subdivision of Lot 3, irregular tracts in the Northwest ¼, Section 19, Township 10 North, Range 7, East of the 6<sup>th</sup> p.m., Lincoln, Lancaster County, Nebraska, or commonly known as 2919 Apple Street, Lincoln, Lancaster County, Nebraska

## GRANTOR covenants jointly and severally with GRANTEE that GRANTOR:

- (1) is lawfully seized of such real estate and that it is free from encumbrances except for any easements and restrictions now of record;
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend title to the real estate against the lawful claims of all persons.

Executed on this 17th day of December, 2014.

Cynthia Hansen, Personal Representative of the Estate of Larry K. Schrader, Deceased.

STATE OF NEBRASKA

)ss.

COUNTY OF LANCASTER)

The foregoing instrument was acknowledged before me on this  $\frac{1}{1}$  day of December, 2014, by Cynthia Hansen, Personal Representative of the Estate of Larry K. Schrader, Deceased.

GENERAL NOTARY - State of Nebraska LINDA K. TROST My Comm. Exp. August 30, 2015 Xuda K Juo X Notary Public

Prepared and submitted by: James A. Cada #10553 Cada, Cada, Hoffman & Jewson 1024 K Street Lincoln, NE 68508 (402) 477-2233

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Inst # 2014010548 Fri Mar 28 16:21:32 CDT 2014
Filing Fee: \$16.00 Stamp Tax: \$0.00 Exempt 17 cpodal
Lancaster County, NE Assessor/Register of Deeds Office AFDECE
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Return John Rouse
1023 Lincolnall
Bincoln 68508 AFFIDAVIT OF MARITAL STATUS

TATE OF NEBRASKA

LANCASTER COUNTY

The undersigned, being first duly sworn upon oath, deposes and says that the undersigned knows the Decedent and the surviving spouse of the Decedent and that the following information is true and correct:

1. Name of Decedent is Sharon LoRayne Schrader.

Date of Death was March 1, 2014.

Domicile at Date of Death was Lincoln, Nebraska.

Name of Surviving Spouse is Larry Kieth Schrader.

Date of Marriage was October 2, 1969.

- 2. The Affiant is the attorney of Decedent and the surviving spouse.
- 3. There is no Federal Estate Tax, Nebraska Inheritance Tax or Nebraska Estate Tax.
- Title to the following described real estate is held by the Decedent and the surviving

  Tostoment ND: 1976 22636 4. spouse of the Decedent in joint tenancy, to-wit:

Lot 39 except that portion thereof conveyed to Missouri Pacific Railway Company by deed recorded in book 27, page 399, Hartz and Braces Subdivision of Lot 3, irregular tracts in the Northwest 1/4, Section 19, Township 10 North, Range 7, East of the 6th p.m., Lincoln, Lancaster County, Nebraska

a/k/a 2919 Apple Street, Lincoln, Nebraska

- As of date of death, the real estate has a fair market value of \$61,200.00. 5.
- 6. The decedent and Affiant were married as of date of death. There is no Nebraska Inheritance Tax lien by reason of Nebraska Revised Statutes Section 77-2003. There is no Nebraska estate tax lien by reason of Nebraska Revised Statutes Section 77-2102.

FURTHER, Affiant says not.

Subscribed and sworn to before me this 28 day of March 2014

General Notary - State of Nebra JASMINE A. LIPSKEY

Jonne a. Lynny)
Notary Public

#### STATE OF NEBRASKA

WHEN THIS COPY CARRIES THE RAISED SEAL OF THE NEBRASKA DEPARTMENT OF HEALTH AND HUMAN SERVICES, IT CERTIFIES THE BELOW TO BE A TRUE COPY OF THE ORIGINAL RECORD ON FILE WITH THE NEBRASKA DEPARTMENT OF HEALTH AND HUMAN SERVICES, VITAL RECORDS OFFICE, WHICH IS THE LEGAL DEPOSITION FOR WITAL RECORDS.

DATE OF ISSUANCE COOPER 03/26/2014 DEPARTMENT OF HEALTH AND HUMAN SERVICES LINCOLN, NEBRASKA -Segacia STATE OF NEURASI KA - DEPARTMENT OF HEALTH AND NUM CERTIFICATE OF DEATH DATE OF DEATH (No. Day, Yr.) Sharon LoRayna Schrade March 1, 2014 4 CITY AND STATE OR TH TE OF Glade, Kansas April 10, 1942 507-82-9319 PITAL [] مه 🗅 □ DOA 2919 Apple Street BIL CITY OR TOWN OF DEATH DE M. COUNTY OF DEATH Lincoln 68503 Se. CITY ON TO ř 96. APT. NO. M. ZP CODE and second City Lights **2** 700 🗆 100 2919 Apple Street 68503 104 MARITAL STATUS AT TIME OF DEATH MINISTER [ November 1 ted 🗋 Wildowed 📋 Di 12.00 Joseph Mullen R IN U.S. AI (Yes, Hs, or Unit.) No Larry Schrader Spou 1425 March 6, 2014 STATE BML Cremation Service 176.25 € 68507 170. Pulletol, House Man Ald Magues Assesses (sever, City or Youn, State) Lincoln Family Funeral Caro, 5844 Francost Street, Lincoln, Nebrask CAUSEOF DEATH SAN HUNTLENDS interested natural causes DUE TO, OR AS A C " cerebral vo wh r injury that int DUE TO, OR AS A COMMISQUENCE OF: 18. PART II. OTHER S ig to the death but not resulting in the underlying cause given in PART i. II. WAS MEDICAL EXAMINER
OR CORONER CONTACTED Z YES □ ₩0 20. IF PEMALE: 21s. MANNER OF DEATH 216. IF TRAMSPORTATION INJUI AMO ☐ YES WERE AUTOPSY PRO TO GOMPLETE CAUS Could □ oud □₩ Tres Divo. 22. LOCATION OF MAJORY - STREET & MANUEL, APT. HO. CITY/IO 6. THE OF DEATH Mard 2014 Mord 2014 Figure Freeze Dves | | 140 | | | | | | (I) year (I) HO D 788 EL TITLE AND ADD MD, 770 N. Cotner Blvd., Lincoln, NE 68505 David Policky, **MAR 1 0 2014** 

KNOW ALL MEN BY THESE PRESENTS, That

MICRO-FILED

GENERAL

### Z. H. DUNCAN and MILDRED L. DUNCAN husband and wife,

, herein called the grantor whether one or more,

in consideration of One Dollar and other good and valuable consideration

received from grantees, does grant, bargain, sell convey and confirm unto

LARRY K. SCHRADER and SHARON L. SCHRADER husband and wife,

as joint tenants with right of survivorship, and not as tenants in common, the following described real property in

Lancaster

County, County, Nebraska :
Lot 39, (except that portion thereof conveyed to Missouri Pacific Railway Co., by Deed recorded in Book 27, Page 299)
Hartz and Braces Subdivision of Lot 3, Irregular Tracts in Northwest Quarter (NW4) Section 19, Township 10 N, R 7 E of 6th P. M. NEBRASKA DOCUMENTARY Lincoln, Lancaster County, Nebraska

SEP 28 1976

\$ 5.50 BY BY

Reg. of Deeds

.... Deputy

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

And 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 seised of said premises; that they are free from encumbrance

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 1	19 <b>71</b>	no : / /	18
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NUMBER OF FILED FOR RECORD AS:

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INST. NO. 76-

# DEED RECORD.

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