

SURVIVORSHIP WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT George H. Krauss and S. Kyker Krauss, 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

Don Turner and Debra L. Turner, Husband and Wife,

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

See Attached

FILED
94 DEC 28 AM 10:41
CHARLOTTE L. PETERSEN
WASHINGTON COUNTY CLERK
BLAIR, NEBR.

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: 15 December, 1994

George H. Krauss
George H. Krauss
S. Kyker Krauss
S. Kyker Krauss

STATE OF NEBRASKA COUNTY OF DOUGLAS

The foregoing instrument was acknowledged before me on this 15 day of December, 19 94 by George H. Krauss and S. Kyker Krauss, Husband and Wife.

STATE OF NEBRASKA COUNTY OF WASHINGTON SS 4742
ENTERED IN NUMERICAL INDEX AND FILED FOR RECORD
THIS 28th DAY OF December A.D. 19 94
AT 10:41 O'CLOCK A. M. AND RECORDED IN BOOK
230 AT PAGE 800-801
COUNTY CLERK Charlotte L. Petersen
DEPUTY Raeann Madson

Janet S. Truelsen
NOTARY PUBLIC
My Commission Expires: _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date December 28, 1994
\$ 26.25 By JKM

Recorded _____
General _____
Indexed _____
Produced _____

GENERAL NOTARY - State of Nebraska
JANET S. TRUELSEN
My Comm. Exp. May 20, 1995

EXHIBIT "A"

LEGAL: That part of the East one-half of the Northeast Quarter of Section 17, Township 17 North, Range 12 East of the 6th P.M., Washington County, Nebraska, described as follows: Beginning at the Northeast corner of said Section 17; thence S 00°12'41" W (an assumed bearing) for 1,190.03 feet along the East line of said Northeast Quarter; thence Northwesterly along the centerline of County Road No. 39 and along a 752.36 foot radius curve to the left having a chord bearing N 15°15'54" W, and a chord length of 401.52 feet, for an arc distance of 406.45 feet; thence continuing Northwesterly along said centerline and along a 1985.91 foot radius curve to the right having a chord bearing N 19°15'50" W, and a chord length of 790.33 feet, for an arc distance of 795.64 feet; thence continuing along said centerline, N 07°47'11" W for 55.77 feet; thence N 89°47'48" E for 378.41 feet along the North line of said Northeast Quarter to the point of beginning. Contains 5.36 acres of which 0.94 acres is to be dedicated as County Road Right-of-Way.