

State of Nebraska Gage County ss. Entered
Numerical Index and filed for record the
23 day of Jul, 2014
at 09:00 o'clock AM, and recorded as

INSTRUMENT NO. **2014-02013**

NEBRASKA DOCUMENTARY
STAMP TAX
Jul 23, 2014
\$ 715.50 By DM

Quits to Diana

TRACT INDEX _____
COMPUTER _____
COMPARED _____
PAGED _____

Pages 2 By DM
Recording Fees \$16.00
Totals Fees \$731.50

SURVIVORSHIP WARRANTY DEED

KNOW THAT ALL MEN BY THESE PRESENTS THAT David J. Wieting and Janet K. Wieting, 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 bargain, sell, convey, and confirm unto **Keir Schroeder and Cheryl Schroeder, husband and wife**, as joint tenants with right of survivorship, and not as tenants in common, the following described real property in Gage County, Nebraska:

A tract of land located in the Northeast Quarter of the Southeast Quarter (NE1/4 of SE1/4) of Section 2, Township 6 North, Range 5 East of the 6th P.M., Gage County, Nebraska, described as follows:

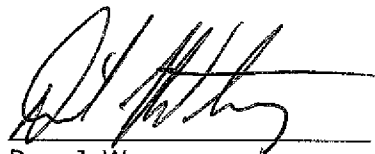
Beginning at the Northeast corner of said NE1/4SE1/4; thence S02°23'07"E (assumed bearing) on the East line of said NE1/4SE1/4, 1100.00 feet; thence N87°17'15"W, 727.00 feet; thence N02°58'00"W, 406.00 feet; thence N87°14'22"W, 294.85 feet; thence N00°18'00"W, 103.00 feet; thence N03°48'44"E, 501.65 feet to the North line of said NE1/4SE1/4; thence N87°32'09"E on said North line 964.00 feet to the point of beginning.

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

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

Executed July 21, 2014



DAVID J. WIETING



JANET K. WIETING

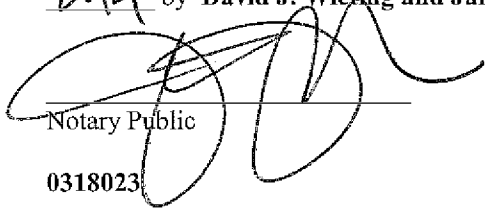
0318023

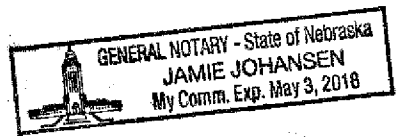
Please Return recorded document to:
Nebraska Title Company
629 Court Street
Beatrice, NE 68310

STATE OF Nebraska

COUNTY OF LANCASTER

The foregoing instrument was acknowledged before me this 21 day of July,
2014 by **David J. Wieting and Janet K. Wieting**.


Notary Public
0318023


GENERAL NOTARY - State of Nebraska
JAMIE JOHANSEN
My Comm. Exp. May 3, 2018