

From, chg. & ret. to: Robert H. Conner, Attorney at Law,
Crete, Nebraska 68333
Fee: \$ 3.25 chg.

STATE OF NEBRASKA } ss
SALINE COUNTY

Entered in numerical index and filed
for record, the 18 day of January
1977 at 9:30 clock A.M. and record-
ed in Book 137 of Deeds Page 43

SURVIVORSHIP WARRANTY DEED

County Clerk

Lumir Chalupa and Helen Chalupa, herein called the grantor
whether one or more, in consideration of One and no/100 Dollars
and other valuable consideration received from grantees, does
grant, bargain, sell convey and confirm unto

Donald B. Kuncl and Marilyn J. Kuncl, husband and wife,
as joint tenants with right of survivorship, and not as tenants in
common, the following described real property in Saline County,
Nebraska:

A tract of land located in the Southeast Quarter (SE $\frac{1}{4}$)
of the Northwest Quarter (NW $\frac{1}{4}$) of Section Two (2),
Township Seven (7) North, Range four (4) east of the
6th P.M., Saline County, Nebraska, more particularly
described as follows: Beginning at the southeast corner
of said Southeast Quarter (SE $\frac{1}{4}$) of the Northwest Quarter
(NW $\frac{1}{4}$) of said Section Two (2), thence north along the east
line of said Southeast Quarter (SE $\frac{1}{4}$) of the Northwest
Quarter (NW $\frac{1}{4}$) a distance of 1319.27 feet to the North-
east corner of said Southeast Quarter (SE $\frac{1}{4}$) of the
Northwest Quarter (NW $\frac{1}{4}$), thence west along the north
line of said Southeast Quarter (SE $\frac{1}{4}$) of the Northwest
Quarter (NW $\frac{1}{4}$) a distance of 560.00 feet, thence south-
westerly 64°22' left a distance of 392.03 feet, thence
continuing southwesterly 16°23' left a distance of 980.68
feet to a point on the south line of said Southeast
Quarter (SE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$), thence
east along the south line of said Southeast Quarter (SE $\frac{1}{4}$)
of the Northwest Quarter (NW $\frac{1}{4}$) a distance of 941.30
feet to the point of beginning, containing 23.95 acres
more or less, except a tract of land located in the
northeast corner of said Southeast Quarter (SE $\frac{1}{4}$) of the
Northwest Quarter (NW $\frac{1}{4}$) being occupied by the Missouri
Pacific Railroad and a county road described in Book 3
of the Saline County Commissioner's Journals, page 346,
containing 0.94 acres, more or less.

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 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, except easements and restrictions of
record; 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 Jan 13, 1977.

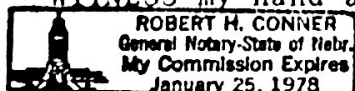
Lumir Chalupa
(Lumir Chalupa)

Helen Chalupa
(Helen Chalupa)

STATE OF NEBRASKA, County of Saline:

Before me, a notary public qualified for said county, personally came
Lumir Chalupa and Helen Chalupa, husband and wife, known to me to be
the identical persons who signed the foregoing instrument and acknow-
ledged the execution thereof to be their voluntary act and deed.

WITNESS my hand and notarial seal on January 13, 1977



Robert H. Conner
Notary Public