

FLEXIBLE HINGE
L.L. BROWN & PAPER CO.
LITHO IN U.S.A.

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, THAT

Axel T. Eriksen, husband of Mary M. Eriksen, one of the grantees herein

Axel T. Eriksen, husband of Mary M. Eriksen, one of the grantees herein; in consideration of One Dollar and Love

To

Axel T. Eriksen and Mary M. Eriksen, husband and wife

and Affection in hand paid, do hereby grant, bargain, sell, convey and confirm unto Axel T. Eriksen and Mary M. Eriksen,

Filed September 16, 1949
At 10:30 o'clock A. M.

husband and wife; as JOINT TENANTS, and not as tenants in common; the following described real estate, situated in

Louis C. Farnberg, County Clerk

the County of Butte and Washington and State of Nebraska,

to-wit:

The Southeast Quarter of the Southwest Quarter of Section Twenty-one, Township Twenty North, Range Nine East of the 6th Principal Meridian, Burt County, Nebraska, saving and excepting therefrom a certain parcel of land described as follows: Commencing at the Southwest Corner of the Southeast Quarter of the Southwest Quarter of Section 21, Township 20 North, Range 9 East of the 6th Principal Meridian; Burt County; thence running East 53 1/2 rods; thence running in a northwesterly course across said forty acre tract to a point Sixty rods North of said Southwest Corner of said 40 acres; thence running South Sixty rods to the place of beginning, and containing Thirty acres more or less:

Also the Southwest Quarter of the Southeast Quarter of Section Twenty-one Township Twenty-North, Range Nine East of the 6th Principal Meridian, Burt County, Nebraska; (Continued back)

AND, the following described real estate situated in Washington County, and State of Nebraska, to-wit: The West Half of the Northeast Quarter of Section Twenty-eight Township 20 North, Range 9 East of the 6th Principal Meridian, and containing 80 acres of land more or less.

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

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 I the grantor named herein for myself and my 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 I am lawfully seized of said premises; that they are free from incumbrance except as stated herein, and that I the said grantor have good right and lawful authority to sell the same, and that I will and my heirs, executors and administrators shall warrant and defend the same unto the grantees named herein and unto their assigns and unto their 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 I have hereunto set my hand this 23rd day of November, A. D.

1948.

Axel T. Eriksen

In presence of

Maxwell Friis

STATE OF Nebraska }
County of Burt } ss.

On this 23rd day of November A. D. 1948, before me, a Notary Public, in and for said County, personally came the above named Axel T. Eriksen, husband of Mary M. Eriksen, one of the grantees herein; who is personally known to me to be the identical person whose name is affixed to the above instrument as grantor, and he acknowledged said instrument to be his voluntary act and deed.

WITNESS my hand and Notarial Seal the date last aforesaid.

Maxwell L. Friis, Notary Public.

My commission expires on the 9th day of August, 1950.

(Notarial Seal)