

**KNOW ALL MEN BY THESE PRESENTS:**

THAT William B. Kramer and Margaret E. Kramer, husband and wife, each in their own right and as spouse to the other of the County of Lancaster and State of Nebraska for and in consideration of the sum of One Dollar and other valuable ----- DOLLARS - in hand paid do hereby grant, bargain, sell and convey unto Christian Welsch (also known as Chris Welsch) and Bertha A. Welsch, husband and wife, as joint tenants and not as tenants in common the following described real estate situated in Lancaster County, State of Nebraska to-wit:

All that triangular part of Lot Five (5) Block Sixty-six (66) Bethany Heights, now in Lincoln, Lancaster County, Nebraska, described as beginning at the Southwest corner of said Lot Five (5), thence east along the South lot line of Lot Five (5), One (1) foot, thence on a straight line in a Northwesterly direction to the Northwest corner of said Lot Five (5), thence South along the West lot line of said Lot Five (5) to the point of beginning.

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.

together with all appurtenances thereunto belonging

TO HAVE AND TO HOLD the premises above described unto the said grantee.s. and to their heirs and assigns forever. And the grantors for themselves and their heirs, executors and administrators do covenant with the said grantee.s. and with their heirs and assigns, that they are lawfully seized of said premises; that they are free from encumbrance.

that they have good title to and good right and lawful authority to convey said premises and they do hereby covenant to warrant and forever defend said premises against the lawful claims of all persons whomsoever.

All homestead rights and statutory rights of inheritance in and to the above described premises, if any, are hereby released and relinquished.

Signed this 24th day of December, A. D. 19 59.

In the Presence of [Signatures of William B. Kramer and Margaret E. Kramer]

STATE OF Nebraska  
COUNTY OF Lancaster ss.

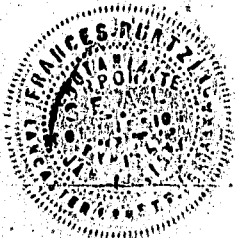
On this 24th day of December A. D. 1959,  
before me, the undersigned, a Notary Public, duly commissioned and  
qualified for and residing in said County, personally came William  
B. Kramer and Margaret E. Kramer, husband and wife

to me known to be the identical person s whose name s are affixed  
to the foregoing instrument as grantor s and acknowledged the same to be  
their voluntary act and deed.

Witness my hand and Notarial Seal the day and year last above written.

James Custer  
Notary Public

My Commission expires the 15th day of January 1961.



INDEXED 13-128  
GENERAL +  
COMPILED 35  
PAGED

WARRANTY DEED

FROM

Kramer

TO

Welsh

STATE OF NEBRASKA  
COUNTY OF LANCASTER ss.

Entered on Numerical Index and filed for  
record in the Register of Deeds' office of said

County, the 28 day of DEM

1959, at 2:40 o'clock P. M., and

recorded in Book \_\_\_\_\_ of \_\_\_\_\_

at page \_\_\_\_\_

Smith L. Ferguson  
Register of Deeds

By \_\_\_\_\_ Deputy

225

Leach Brothers, Lincoln, Neb.  
40-11-59  
1109