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Carol Stevens  
REGISTER OF DEEDS  
DODGE COUNTY, NE

## SURVIVORSHIP WARRANTY DEED

### KNOW ALL MEN BY THESE PRESENTS THAT

Heinz Beottcher and R. Madalyn Boettcher, 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

Larry L. Gitt and Judy A. Gitt, husband and wife, as joint tenants with right of survivorship, and not as tenants in common, the following described real property in Dodge County, Nebraska:

The South 29 feet of Lots 3 and 4, together with the North 8 feet of the tract originally platted as an alley adjoining on the South and the West 8 feet of the tract originally platted as an alley adjoining said part of lots and first described alley on the East, Block 206, Original Town, now City of Fremont, Dodge County, Nebraska.

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: December 27, 1995

Heinz Boettcher  
Heinz Boettcher

R. Madalyn Boettcher  
R. Madalyn Boettcher

STATE OF NEBRASKA  
COUNTY OF DODGE

The foregoing instrument was acknowledged before me this 27th day of December, 1995 by Heinz Beottcher and R. Madalyn Boettcher, husband and wife.

Connie S. McQuistan  
Notary Public

