

KNOW ALL MEN BY THESE PRESENTS, That Frederick W. Houts and Hallie Hooper Houts, husband and wife, as joint tenants, each for himself and herself, and Elmer Houts Rankin and Martha Rankin, husband and wife; and Ura Louise Seares and Robert Seares, wife and husband; and Dorothy Lucile Rankin, a single person,

in consideration of Twenty thousand no/100 (\$20,000.00) DOLLARS

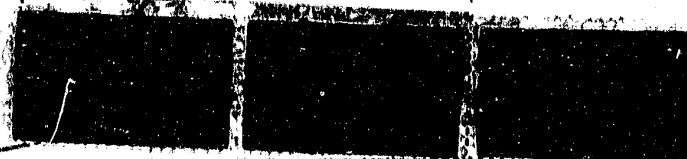
in hand paid, do hereby grant, bargain, sell, convey and confirm unto

Simon Galter and Clara Galter, husband and wife,

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

Lancaster, and State of Nebraska, to-wit:

Lot number Nine (9) in Block number Fifty-four, (54), Original Plat of the City of Lincoln, Nebraska,



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 State, County, City and Special Taxes levied or assessed for the year 1946 and thereafter; Also subject to the occupancy of the second and third floors of said premises used as a rooming house, and under lease to Jessie Sanders, which lease is assigned to the grantee hereunder; And also subject to party wall agreement, or agreements, of record, and any party wall, or walls, now in use.

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 all the grantor as named herein for themselves and their 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 they are lawfully seized of said premises; that they are free from incumbrance except as stated herein, and that they, the said grantors have good right and lawful authority to sell the same, and that grantors will and their 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 whatsoever, excluding the exceptions named herein.

IN WITNESS WHEREOF grantors have hereunto set their hands this 17th day of May, A. D. 1946.

In presence of [Signatures of witnesses: Mrs. Jessie Dever, etc.]

STATE OF Nebraska } ss. On this 17th day of May, A. D. 1946,

before me, a Notary Public, in and for said County, personally came the above named Frederick W. Houts and Hallie Hooper Houts, husband and wife,

who are personally known to me to be the identical person, whose names are subscribed to the above instrument as grantors, and as SAID GRANTEEES, and acknowledged said instrument to be their voluntary act and deed.

WITNESS my hand and Notarial Seal the date last aforesaid. (G. H. Crane) Notary Public. My commission expires on the 1st day of Oct. 1946.

