

KNOW ALL MEN BY THESE PRESENTS, That Henry A. Thaden and Celia C. Thaden, husband and wife,

JUN 25 93 \$ 183.75 by KG

, herein called the grantor whether one or more,

in consideration of ONE AND NO/100 DOLLARS and other good and valuable consideration received from grantees, does grant, bargain, sell convey and confirm unto Miltona Talcott and Carol A. Talcott, husband and wife,

as joint tenants with right of survivorship and as tenants in common, the following described real property in Lancaster County, Nebraska :

The Southwest One Quarter (SW 1/4) of Section 36, Township 9 North, Range 7 East of the 6th P.M., EXCEPT (1) Commencing at a point 225.0' South of and 33.0' East of the W 1/4 Corner of Section 36 T9N R7E, thence South on a line 33' East of and parallel to the West line of the SW 1/4 a distance of 250.0', thence East parallel to the North Line of the SW 1/4 a distance of 900.0', thence Northeasterly a deflection of 40 54' to the left a distance of 527.2', thence Northerly a deflection of 51 59' to the left a distance of 130.0' to a point on the North line of the SW 1/4, thence West on the North line of the SW 1/4 a distance of 906', thence South parallel to the West line of the SW 1/4 a distance of 225', thence West parallel to North line of SW 1/4 a distance of 400.0' to the point of beginning, the said tract contains 10.60 Acres more or less AND (2) North 225' of the East 400' of the West 423' of the NW of the SW 1/4.

Lot 21

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 March 1 19 74

Henry A. Thaden Henry A. Thaden

Celia C. Thaden Celia C. Thaden

STATE OF Nebraska County of Lancaster

Before me, a notary public qualified for said county, personally came Henry A. Thaden and Celia C. Thaden, husband and wife,

known to me to be the identical person or persons who signed the foregoing instrument and acknowledged the execution thereof to be his, her or their voluntary act and deed.

Witness my hand and notarial seal on March 1, 1974

WILLIAM T. MARSHALL Notary Public, State of Nebraska My Commission Expires June 27, 1977

William T. Marshall Notary Public My commission expires June 27, 1977

STATE OF County

Entered on numerical index and filed for day of 19 and recorded in Book of

Glene Stilleins 1900 Justice Bk 68508

LANCASTER COUNTY, NEB

Notary Public

Jan 25 4 25 PM '93

INST. NO 93

27261

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aid County the

f Deeds

Deputy