3158

EXECUTOR'S SURVIVORSHIP DEED

NEERASKA DOCUMENTARY
STAMP TAX

33.00 BY

THIS DEED, made this 9th day of November, 1971, by and between Hilda Schmieding, Executrix, and Leroy Krueger, Executor of the estate of Herman Krueger, deceased, hereinafter called sellers, and Herbert Keith Smail and Margaret E. Smail, husband and wife, hereinafter called buyers:

WITNESSETH, that sellers by virtue of authority vested in them under the last will and testament of Herman Krueger, deceased, do hereby bargain, sell and convey unto buyers as joint tenants with right of survivorship and not as tenants in common the following described real estate to-wit:

The South Half $(S\frac{1}{2})$ of the Southwest Quarter $(SW\frac{1}{2})$ of Section Five (5), Township Eleven (11) North, Range Five (5) East of the 6th P. M. Lancaster County, Nebraska,

with all the tenements, hereditaments and appurtenances thereunto belonging, for the sum of \$30,000.

And sellers, for themselves, their heirs, executors and administrators, do covenant, promise and undertake to and with the said buyers, their heirs and assigns, that they are lawfully the executrix and executor of the last will and testament of Herman Krueger and have power to convey as aforesaid, and have in all respects acted, in making this conveyance, in pursuance of the authority granted in and by the said last will and testament; and that they have not made, done or suffered any act, matter or thing whatsoever, since they were executrix and executoras aforesaid, whereby the above granted premises, or any part thereof, are, shall or may be impeached, charged or encumbered in any manner whatsoever.

IN WITNESS WHEREOF, the sellers have hereunto set their

hand the day and year first above written.

Hilda Schmieding, Executrix

Leroy Krueger, Executor

On this Aday of November, 1971, before me, a notary public in and for the County of Lancaster, State of Nebraska, personally came Hilda Schmieding and Leroy Krueger to me known to be the duly appointed, qualified and acting Executrix and Executor of the last will and testament of Herman Krueger, deceased, who affixed their signatures to the foregoing deed and severally acknowledged the same to be her and his voluntary act and deed.



Frances K. Harwholz Notary Public Public

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GENERAL

LANCASTER COUNTY NEBR.

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GEORGE COUNTY NEBR.

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NUMERICAL INDEX. FILED FOR RECORD AS:

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INST. NO. 72. 3158

Ray Frede &



AFFIDAVIT OF MARITAL STATUS

STATE OF NEBRASKA)
·) ss.
COUNTY OF LANCASTER)

COMES NOW, the undersigned, being duly sworn, deposes and says that the undersigned knows the Decedent and is the surviving spouse of the Decedent and that the following information is true and correct:

- Name of Decedent: Herbert Keith Smail; 1. Date of Death: October 12, 2007; Domicile at Date of Death: Malcolm, Lancaster County, Nebraska; Name of Surviving Spouse: Margaret E. Smail; Date of Marriage: January 26, 1950.
- The Affiant is related to the Decedent as the surviving spouse. 2.
- There is no Federal Estate Tax, Nebraska Inheritance Tax or Nebraska 3. Estate Tax.
- Title to the following described real estate is held by the Decedent and the 4. surviving spouse of the Decedent in joint tenancy, to-wit:
 - South Half (S½) of the Southwest Quarter (SW¼), Section Five (5), Township Eleven (11), Range 5 west of the 6th P.M., Lancaster County, Nebraska.
- As of date of death, said real estate has a fair market value of \$200,604.00. 5.
- The Decedent and Affiant were married as of date of death. There is no 6. Nebraskan Inheritance Tax Lien by reason of Nebraska Revised Statues Section 77-2003. There is no Nebraska Estate Tax Lien by reason of Nebraska Revised Statutes Section 77-2102.
- A certified Death Certificate of the Decedent is attached. 7.

FURTHER Affiant sayeth not.

Margaret E. Smail
Margaret E. Smail, Affiant

SUBSCRIBED AND SWORN to before me this 15th day of November, 2007.

GENERAL NOTARY - State of Nebraska DANA BAKER My Comm. Exp. Sept. 24, 2008

Return by mail to: DANA V. BAKER, P.C. 130 N. 16TH ST., STE 100 LINCOLN, NE 68508-1603

STATE OF NEBRASKA

WHEN THIS COPY CARRIES THE RAISED SEAL OF THE NEBRASKA HEALTH AND HUMAN SERVICES SYSTEM, IT CERTIFIES THE BELOW TO BE A TRUE COPY OF THE ORIGINAL RECORD ON FILE WITH THE NEBRASKA HEALTH AND HUMAN SERVICES SYSTEM, VITAL STATISTICS SECTION, WHICH IS THE LEGAL DEPOSITORY FOR VITAL RECORDS.

DATE OF ISSUANCE

OCT 1 7 2007

LINCOLN, NEBRASKA

STATE OF NEBRASKA-DEPARTMENT OF HEALTH AND HUMAN SERVICES FINANCE AND SUPPORT STATE OF DEATH

CERTIFICATE OF DEATH

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Inst # 2013008516 Wed Feb 20 14:09:38 CST 2013
Filing Fee \$10.00 Stamp Tax \$0.00 Exempt 4 cpotsc Lancaster County NE Assessor/Register of Deeds Office WDEED Pages 1

WARRANTY DEED

Margaret E. Smail

, Grantor, whether one or more,

in consideration of #1.00

, receipt of which is hereby acknowledged, conveys to

Margaret E. Smail

, Grantee,

the following described real estate (as defined in Neb. Rev. Stat. 76-201) in

PARCEL A

LEGAL DESCRIPTION

THAT PART OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 11 NORTH, RANGE 5 EAST OF THE 6th P.M., LANCASTER COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT THE SOUTHWEST CORNER OF SOUTHWEST QUARTER OF SECTION 5, THENCE NORTHERLY ON THE WEST LINE OF THE SOUTHWEST QUARTER, ON AN ASSIGNED BEARING OF N 0°37'38"E A DISTANCE OF 986 88', THENCE EASTERLY, PARALLEL TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER, N 88'25'36"E 947 50', THENCE SOUTHERLY, PARALLEL TO THE WEST LINE OF SAID SOUTHWEST QUARTER, S 0°37'38"W 986 88', TO A POINT ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER, THENCE WESTERLY ON SAID SOUTH LINE, S 88'25'36"W 947 50', TO THE POINT OF BEGINNING, SAID TRACT CONTAINING AN AREA OF 21 45 ACRES, MORE OR LESS.

Grantor covenants (jointly and severally, if more than one) with the Grantee that Grantor:

- (1) is lawfully seised of such real estate and that it is free from encumbrances subject to easements, reservations, covenants and restrictions of record
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend the title to the real estate against the lawful claims of all persons.

Executed:	
Executed: 2-20-12, Margaret & Donail.	
State of Nebraska	
County of Lange & County of	
/III - C	me on Fols 20 2013
by MAGARIA STATE OF NEBRASKA GENERAL MOTARY - State of Nebraska	
	10/11 / he Kalk
STATE OF NEBRASKA GENERAL MOTARY - State of Nebraska TORY S. CARKOSKI County of	Company of the compan
County of	
Filed for record and entered in Numerical Index on	
ato'clock M., and recorded in Book .	
By:	
•	County or Deputy County Clerk

Register of Deeds or Deputy Register of Deeds

Inst # 2018006135 Fri Feb 16 10:43:58 CST 2018

Filing Fee: \$10.00 cpodal

Lancaster County, NE Assessor/Register of Deeds Office AFF

Pages: 1

AFFIDAVIT

STATE OF Nebraska

COUNTY OF Lancaster

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I, the Undersigned, Being First Duly Sworn, Depose and Say as Follows, pertaining to the following real estate:

Lot Twenty-One (21), Irregular Tracts located in the Southwest Quarter (SW 1/4) of Section 5, Township 11 North, Range 5 East of the 6th P.M., Lancaster County, Nebraska.

I, Margaret E. Smail, who was the grantor named in Warranty Deed dated 2/20/2013 and recorded as Inst. No. 2013008516, in the records of Lancaster County, Nebraska, and that at the time of executing the same, I Margaret E. Smail was a single person.

Prayant & Amail
Margaret E. Small

STATE OF Nebraska

COUNTY OF Lancaster

§

The foregoing instrument was acknowledged before me on

2018 by Margaret

My Commission expires:

GENERAL NOTARY - State of Nebraska CHELSEA A. ANSON My Comm. Exp. October 6, 2020

File No. 6099985