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NEBRASKA DOCUMENTARY
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Feb 19, 2013
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FILED SARPY CO. NE.
INSTRUMENT NUMBER
2013-05016
2013 Feb 19 10:23:08 AM
Sheryl J. Dowling
REGISTER OF DEEDS



Return to: Midwest Title, 10410 South 144th Street, Omaha, NE 68138

SURVIVORSHIP WARRANTY DEED

NOW ALL MEN BY THESE PRESENTS THAT Paul A. Cook and Anita M. Cook 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 Douglas P. Cook and Deborah M. Cook husband and wife, as joint tenants with right of survivorship, and not as tenants in common, the following described real property in Sarpy County, Nebraska:

Part of the East 1/2 of the Southeast 1/4 of Section 16, Township 13 North, Range 13 East of the 6th P.M., Sarpy County, Nebraska, described as follows: Commencing at the Southeast corner of said Section 16, thence North 00°18'15" West (assumed bearing) 1695.79 feet along the East line of said Southeast 1/4 to the point of beginning; thence North 89°47'42" West 1335.55 feet to the West line of said East 1/2 of said Southeast 1/4, thence North 00°13'40" West 357.48 feet along said West line to the Southwest corner of tax lot 1 in said Southeast 1/4, thence South 89°53'46" East 668.83 feet to the Southeast corner of said tax lot 1, thence South 79°16'00" East 678.76 feet to the East line of said Southeast 1/4, thence South 00°18'15" East 234.64 feet along said East line to the point of beginning and EXCEPTING therefrom any interest in road right of way aka Tax Lot 2A 16-13-13

To have and to hold the above described premises together with all tenements, hereditaments, appurtenances and reservations 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: 02-05-2013

Paul A. Cook
Paul A. Cook

Anita M. Cook
Anita M. Cook

STATE OF NEBRASKA
COUNTY OF SARPY)

The foregoing instrument was acknowledged before me this 5 day of February, 2013 by Paul A. Cook and Anita M. Cook husband and wife

My Commission expires: 7-7-16

Mary Haynie
Notary Public

