

No.	Gen.	Num.	Paged	
Register of Deeds				

Submitted by: Nebraska Title Company-Beatrice 210
\$10.00

2016-01001
STATE OF NEBRASKA } SS
SALINE COUNTY

Entered in numerical index and filed on record, the 28 day of June 2016 at 08:27 o'clock AM and recorded in Book 418 of REC Page 96

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 06/28/16
\$ 281.25 By drk

Ray L. Dixon
County Clerk
Electronically Recorded By: drk

SURVIVORSHIP WARRANTY DEED

KNOW THAT ALL MEN BY THESE PRESENTS THAT Raymond W. Nance and Kathryn L. Nance, a married couple, herein called the grantor whether one or more, in consideration of **One Dollar and other valuable consideration** received from grantees, do hereby bargain, sell, convey, and confirm unto **Patrick L. Johnson and Patricia L. Johnson, a married couple,** as joint tenants with right of survivorship, and not as tenants in common, the following described real property in Saline County, Nebraska:

Lot Ten (10) and the South half (S1/2) of Lot Eleven (11), Block Two Hundred Forty-four (244), City of Crete, Saline County, Nebraska.

To have and hold above described premises together with all tenements, hereditaments and appurtenances thereto belonging unto the grantees and their assigns, or to the heirs and assigns of the survivor of them forever.

And the grantor does hereby covenant with the grantees and 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 any 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.

Executed June 27, 2016.

Raymond W. Nance
RAYMOND W. NANCE

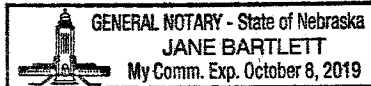
Kathryn L. Nance
KATHRYN L. NANCE

STATE OF NEBRASKA

COUNTY OF Saline

The foregoing instrument was acknowledged before me this 27 day of June, 2016, by **Raymond W. Nance and Kathryn L. Nance, a married couple**

Jane Bartlett
Notary Public



0321316

Please Return recorded document to:
Nebraska Title Company
629 Court Street
Beatrice, NE 68310