

Pages 1 Doc Tax \$ 122.50 EX# _____
 Fee Amt \$ 5.50 Ck Pd \$ 128.00
 Cash Pd \$ _____ Refund \$ _____
 Paid by NIC Ck # 7413
 _____ Ck # _____
 CUSTOMER CODE _____
 RETURN TO NEBR TITLE

State of Nebraska, Gage County ss. Entered in Numerical Index and filed for record the 6th day of August, 2001 at 8:50 o'clock A. M., and recorded as INSTRUMENT NO. 2001-2975
Rud E. Siems
 Register of Deeds
 By _____ Deputy

2001-2975

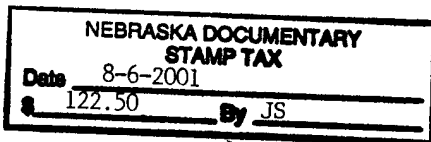
H-166A

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SURVIVORSHIP WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT Ivan G. Stohs and Mary Ann Stohs, 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 Lana M. Wiegand, A Single Person, Timothy R. Clapper, A Single Person, as joint tenants with right of survivorship, and not as tenants in common, the following described real property in County, Nebraska:

Part of Lot Eleven (11), A.L. Green's Subdivision, described as follows: Commencing at a point 2 rods North of the Southeast corner of Lot 11, A.L. Green's Subdivision of the West Half of the Northeast Quarter of Section 34, Township 4 North, Range 6 East of the 6th P.M., Beatrice, Gage County, Nebraska; thence North 133.75 feet more or less to the South line of the land deeded to the City of Beatrice, Nebraska by deed recorded in Book 51 Page 38; thence West 92 feet; thence South 133.75 feet more or less to a point 92 feet West of place of beginning; thence East 92 feet to the place of beginning 2 rods off the South end of said lot having heretofore been dedicated as a public street.



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.

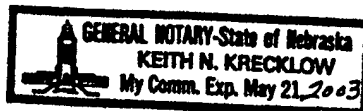
It is the intention of all parties hereto that in the event of the death of either of the grantees, the entire fee simple title to the real estate shall vest in the surviving grantee.

Dated August 1st, 2001

Ivan G. Stohs
 Ivan G. Stohs

Mary Ann Stohs
 Mary Ann Stohs

STATE OF NEBRASKA
 COUNTY OF GAGE



The foregoing instrument was acknowledged before me this 1st day of August, 2001 by Ivan G. Stohs and Mary Ann Stohs, Husband and WIFE

Keith N. Krecklow
 Notary Public

2001-2975