

NEBRASKA DOCUMENTARY  
STAMP TAX  
Sep 26, 2017  
\$ 193.50 By RP

State of Nebraska Gage County ss. Entered  
Numerical Index and filed for record the  
26 day of Sep, 2017  
at 02:41 o'clock PM, and recorded as  
INSTRUMENT NO. **2017-02885**

TRACT INDEX \_\_\_\_\_  
COMPUTER \_\_\_\_\_  
COMPARED \_\_\_\_\_  
PAGED \_\_\_\_\_

Register of Deeds

Pages 1 By RP  
Recording Fees \$10.00  
Totals Fees \$203.50

## SURVIVORSHIP WARRANTY DEED

**KNOW THAT ALL MEN BY THESE PRESENTS THAT Lana M. Clapper, f/k/a Lana M. Wiegand, and Timothy R. Clapper 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 **Allen Minick and Sarah Minick a married couple**, as joint tenants with right of survivorship, and not as tenants in common, the following described real property in Gage 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 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 September 26, 2017.

LANA M. CLAPPER, f/k/a LANA M. WIEGAND

TIMOTHY R. CLAPPER

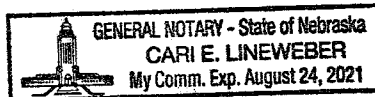
STATE OF NEBRASKA

COUNTY OF GAGE

The foregoing instrument was acknowledged before me this 26<sup>th</sup> day of September, 2017 by **Lana M. Clapper, f/k/a Lana M. Wiegand, and Timothy R. Clapper a married couple.**

Notary Public

0323364



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