

Pages 2 Doc Tax \$ 831.25 EX# \_\_\_\_\_  
 Fee Amt \$ 11.50 Ck Pd \$ 842.75  
 Cash Pd \$ \_\_\_\_\_ Refund \$ \_\_\_\_\_  
 Paid by NEBR TITLE Ck # 3773  
 \_\_\_\_\_ Ck # \_\_\_\_\_  
 CUSTOMER CODE \_\_\_\_\_  
 RETURN TO NEBR TITLE  
 \_\_\_\_\_  
 \_\_\_\_\_

State of Nebraska, Gage County ss. Entered in Numerical Index and filed for record the 28th day of Febr., 2003 at 1:00 o'clock P.M., and recorded as INSTRUMENT NO. 2003-1096  
Ruth E. Deema  
 Register of Deeds  
 By \_\_\_\_\_ Deputy

2003- 1096  
 H-146B  
 K-132

TRACT INDEX   
 COMPUTER   
 COMPARED   
 PAGED

**SURVIVORSHIP WARRANTY DEED**

**KNOW THAT ALL MEN BY THESE PRESENTS THAT Duane G. Koenig and Wayne E. Koenig, Trustees of the Wayne E. Koenig and Edna Pearl Koenig Irrevocable Unitrust an undivided 1/2 interest, 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 John Huninghake and Ruth Ann Huninghake, husband and wife, as joint tenants with right of survivorship, and not as tenants in common, the following described real property in GAGE County, Nebraska:**

**Parcel 1:**

The South 80 feet of the East 135.5 feet of Lot Thirty-six (36), I. N. McConnell's Subdivision of the South Half of the Southeast Quarter of Section 32, Township 4 North, Range 6 East of the 6th P.M., Beatrice, Gage County, Nebraska.

**Parcel 2:**

The South 80 feet of the East Half of Lot Thirty-seven (37), and the West 45.15 feet of the South 80 feet of Lot Thirty-six (36), I. N. McConnell's Subdivision of the South Half of the Southeast Quarter of Section 32, Township 4 North, Range 6 East of the 6th P.M., Beatrice, Gage County, Nebraska.

**Parcel 3:**

The North 161.05 feet of the East Half of Lot Thirty-seven (37), I. N. McConnell's Subdivision of the South Half of the Southeast Quarter of Section 32, Township 4 North, Range 6 East of the 6th P.M., Beatrice, Gage County, Nebraska.

**Parcel 4:**

The North 161.05 feet of Lot Thirty-six (36), I. N. McConnell's Subdivision of the South Half of the Southeast Quarter of Section 32, Township 4 North, Range 6 East of the 6th P.M., Beatrice, Gage County, Nebraska.

**Parcel 5:**

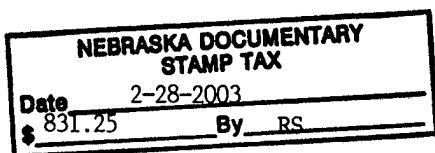
The West 133.7 feet of Lot Seventeen (17), I. N. McConnell's Subdivision of the South Half of the Southeast Quarter of Section 32, Township 4 North, Range 6 East of the 6th P.M., Beatrice, Gage County, Nebraska.

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 seized 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 2/27/03



Duane G. Koenig  
 By Duane G. Koenig, Co-Trustee of the Wayne E. Koenig and Edna Pearl Koenig Irrevocable Unitrust

Wayne E. Koenig  
 By Wayne E. Koenig, Co-Trustee of the Wayne E. Koenig and Edna Pearl Koenig Irrevocable Unitrust

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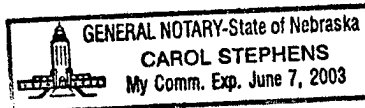
2003- 1096

STATE OF NEBRASKA  
COUNTY OF GAGE

The foregoing instrument was acknowledged before me this 27 day of February, 2003 by Duane G. Koenig and Wayne E. Koenig, Trustees of the Wayne E. Koenig and Edna Pearl Koenig Irrevocable Unitrust.

*Carol Stephens*

Notary Public



2003- 1096

*MS*