

No.	Gen.	Num.	Paged	
#2				
dk Register of Deeds				

Submitted by: Nebraska Title Company - Beatrice
\$10.00

2013-01174
STATE OF NEBRASKA } SS
SALINE COUNTY

Entered in numerical index and filed on
record, the 21 day of June
2013 at 08:11 o'clock AM and recorded
in Book 398 of REC Page 106

Quida Kstanek

County Clerk

Electronically Recorded By: drk

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 06/21/13
\$ 438.75 By drk

SURVIVORSHIP WARRANTY DEED

KNOW THAT ALL MEN BY THESE PRESENTS THAT Channing J. Hoover and Cerena Hoover 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 bargain, sell, convey, and confirm unto **Mark Eugene Fritch and Jaime Jean Fritch husband and wife**, as joint tenants with right of survivorship, and not as tenants in common, the following described real property in Saline County, Nebraska:

Lot Numbered Five Hundred Twenty-three (523) in the Original City of Wilber, Saline County, Nebraska, together with all the vacated alley running north and south between Lots Numbered Five Hundred Twenty-three (523) and Five Hundred Twenty-two (522).

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 June 19, 2013

Channing J. Hoover
CHANNING J. HOOVER

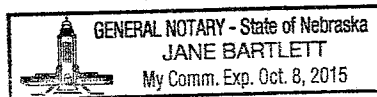
Cerena Hoover
CERENA HOOVER

STATE OF NEBRASKA

COUNTY OF SALINE

The foregoing instrument was acknowledged before me this 19th day of June, 2013 by **Channing J. Hoover and Cerena Hoover husband and wife.**

Jane Bartlett
Notary Public



0315960

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