

Proof ☒  
D.E. ☒  
Ver. ☒  
Filmed ☒  
Checked ☒  
Fee \$ 10.50

95-01457

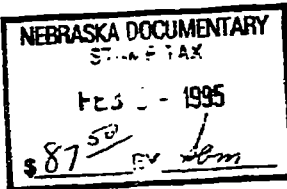
95-01157

Return to: Craig Christians  
13302 So. 33 St.  
Omaha, NE 68123

## SURVIVORSHIP WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT Betty Jean Rosser and Thomas C. Rosser, husband and wife, Carol A. Clark and William M. Clark, Jr., James D. Rosser, ~~William M. Clark, Jr.~~ Thomas C. Rosser, Jr. and Melinda M. Rosser and Nancy J. Utecht and Zachary Utecht, 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 Craig A. Christians and Constance A. Christians, husband and wife, as joint tenants with right of survivorship, and not as tenants in common, the following described real property in Sarpy County, Nebraska:

and Lynne M. Rosser, husband and wife  
Part of the East one-half of the Southeast one-quarter of Section 16, Township 13 North, Range 13 East of the 6th P.M., Sarpy County, Nebraska, described as follows: Commencing at the Southeast corner of said Section 16, thence North 00 degrees, 18' 15" West (assumed bearing) 714.17 feet along the east line of said Southeast one-quarter to the point of beginning. Thence North 89 degrees 47' 42" West 1336.86 feet to the West line of said East one-half, thence North 00 degrees 13' 40" West 327.18 feet along said West line, South 89 degrees 47' 42" East 1336.42 feet to the East line of said Southeast one-quarter, thence South 00 degrees 18' 15" East 327.18 feet along said East line to the point of beginning and excepting therefrom any interest in road right-of-way (AKA Tax Lot 2D)



To have and to hold the above described premises together with all tenements, hereditaments and appurtenances 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: January 17, 1995

Melinda M. Rosser  
Melinda M. Rosser

Nancy J. Utecht  
Nancy J. Utecht

Zachary Utecht  
Zachary Utecht

James D. Rosser  
JAMES D. ROSSER

Betty J. Rosser  
Betty Jean Rosser

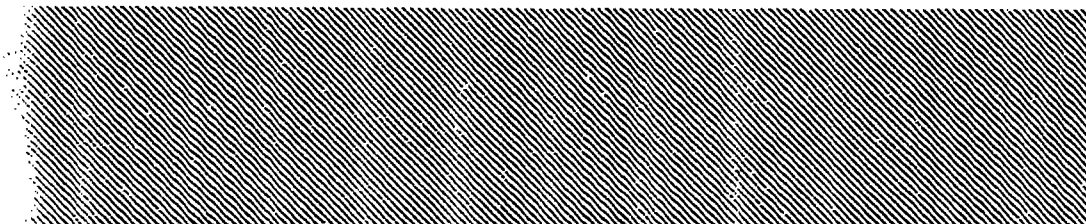
Thomas C. Rosser  
Thomas C. Rosser, Jr.

Carol A. Clark  
Carol A. Clark

William M. Clark, Jr.  
William M. Clark, Jr.

James D. Rosser  
James D. Rosser

Thomas C. Rosser  
Thomas C. Rosser, Jr.



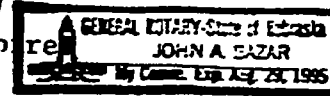
95-01437A

STATE OF NEBRASKA  
COUNTY OF Lincoln

The foregoing instrument was acknowledged before me on this  
day of 1-27, 1995 by Betty Jean Rosser and Thomas C.  
Rosser, wife and husband.

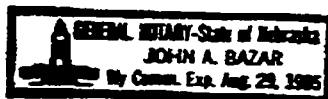
John A. Bazar  
Notary Public

My Commission Expires



STATE OF NEBRASKA  
COUNTY OF Lincoln

The foregoing instrument was acknowledged before me on this  
day of 1-24, 1995 by Carol A. Clark and William M. Clark,  
Jr., wife and husband.



John A. Bazar  
Notary Public

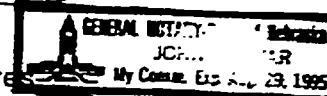
My Commission Expires

STATE OF NEBRASKA  
COUNTY OF Lincoln

The foregoing instrument was acknowledged before me on this  
day of 1-27, 1995 by James D. Rosser, ~~husband and wife~~ and  
Lynne M. Rosser, husband and wife.

John A. Bazar  
Notary Public

My Commission Expires



STATE OF OKLAHOMA  
COUNTY OF TULSA

The foregoing instrument was acknowledged before me on this 17<sup>th</sup>  
day of January, 1991 by Thomas C. Rosser, Jr. and Melinda M.  
Rosser, husband and wife.

Linda Kay Martin  
Notary Public

My Commission Expires May 10, 1995

STATE OF NEBRASKA  
COUNTY OF Lincoln

The foregoing instrument was acknowledged before me on this  
day of 1-27, 1995 by Nancy J. Utecht and Zachary Utecht,  
wife and husband.

John A. Bazar  
Notary Public

My Commission Expires

