

KNOW ALL MEN BY THESE PRESENTS, That

FLOYD J. HOWERTON, JR. and CLAUDIA L. HOWERTON, husband and wife,

, herein called the grantor whether one or more,

in consideration of ONE HUNDRED THOUSAND DOLLARS (\$100,000.00),

received from grantees, does grant, bargain, sell convey and confirm unto

VICTOR T. MATTHIES and MARCIA L. MATTHIES, 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

Tax Lot 4A and Tax Lot 5, in Section Twenty-one (21), Township Fourteen (14) North, Range Twelve (12), East of the 6th P.M., Sarpy County, Nebraska;

Together with an Easement over the existing roadway between Tax Lot 3 and Tax Lot 4 in Section Twenty-eight (28), Township Fourteen (14) North, Range Twelve (12), East of the 6th P.M., Sarpy County, Nebraska;

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 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 seised of said premises; that they are free from encumbrance, subject to easements of record, if any, and 1977 real estate taxes and subsequent taxes.

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 July 19 1976

FILED - SARPY CO. NE 3<sup>52</sup>  
BOOK 157 OF Deeds  
PAGE 2222  
1982. OCT. -8. PM 12:39

Floyd J. Howerton, Jr.  
Claudia L. Howerton

STATE OF NEBRASKA, County of Sarpy

Before me, a Notary Public qualified for said county, personally came

FLOYD J. HOWERTON, JR. and CLAUDIA L. HOWERTON, husband and wife,

known to me to be the identical person or persons who signed the foregoing instrument and acknowledged the execution thereof to be his, her or their voluntary act and deed.

Witness my hand and notarial seal on this July 2<sup>ND</sup>, 1976  
DAVID J. RAK, Notary Public  
State of Nebraska  
My Commission Exp. Jan. 24, 1977  
My commission expires Jan. 24, 1977

STATE OF \_\_\_\_\_ } ss.  
County \_\_\_\_\_ }

Entered in \_\_\_\_\_ official index and filed for record in the Register of Deeds Office of said County the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock and \_\_\_\_\_ minutes \_\_\_\_\_ M., and recorded in Book \_\_\_\_\_ at page \_\_\_\_\_

NEBRASKA DOCUMENTARY STAMP TAX

OCT 8 1982

BY [Signature]

By \_\_\_\_\_ Deputy Reg. of Deeds