

159-1313

SURVIVORSHIP WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That Fredrick Gerald Hyda and Lorraine A. Hyda, husband and wife, herein called the grantor whether one or more, in consideration of One Dollar and Other Good and Valuable Consideration, received from grantees, does grant bargain, sell, convey and confirm unto Fredrick Gerald Hyda and Lorraine A. Hyda, husband and wife, as joint tenants with right of survivorship, and not as tenants in common, the following described real property in Cass County, to wit:

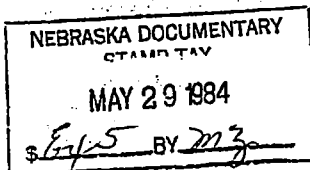
Southwest Quarter (SW1/4) Section 15, Twp 13 N., Rge. 13 E of the 6th P.M., (157.78 acres); Tax Lot 1 in Section 22, Twp 13 N., Rge. 13 E of the 6th P.M., (63.21 acres); and 9.61 acres in the NW1/4 SW1/4 Sec. 23, Twp 13 N., Rge. 13 E of the 6th P.M., all in Sarpy County, Nebraska.

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 the grantor is lawfully seised of said premises; that they are free from encumbrance, except easements, covenants, and restrictions of record; 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 this 23<sup>rd</sup> day of MAY, 1984.



FILED SARPY CO. NE. 159  
BOOK 152 OF NEW Grantor  
PAGE 1313  
1984 MAY 29 PM 1:11 Lorraine A. Hyda  
Grantor

STATE OF NEBRASKA C. G. Hibbels  
COUNTY OF CASS REGISTER OF DEEDS

On this 23<sup>rd</sup> day of MAY, 1983, before me, the undersigned Notary Public, duly commissioned and qualified for in said county, personally came Fredrick Gerald Hyda and Lorraine A. Hyda, husband and wife, to me known to be the identical person or persons whose name is or names are affixed to the foregoing instrument and acknowledged the execution thereof to be his, her or their voluntary act and deed.

Witness my hand and Notarial Seal the day and year last above written.

ROGER S. BRINK  
GENERAL NOTARY - State of Neb.  
My Commission Expires  
MAY 14, 1987

[Signature]  
NOTARY PUBLIC

05392

DEED OF DISTRIBUTION  
BY  
PERSONAL REPRESENTATIVE

Fredrick Gerald Hyda, Personal Representative of the Estate of Frank Hyda, Deceased, GRANTOR, conveys and releases to Fredrick Gerald Hyda, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Southwest Quarter (SW¼) Section 15, Twp 13 N., Rge. 13 E of the 6th P.M., (157.78 acres); Tax Lot 1. in Section 22, Twp 13 N., Rge. 13 E of the 6th P.M., (63.21 acres); and 9.61 acres in the NW¼ SW¼ Sec. 23, Twp 13 N., Rge. 13 E of the 6th P.M., all in Sarpy County, Nebraska

subject to easements and restrictions of record.

GRANTOR has determined that the GRANTEE is the person entitled to distribution of the real estate from said estate. GRANTOR covenants with GRANTEE that GRANTOR has legal power and lawful authority to convey and release the same.


same.  
Executed this 21<sup>st</sup> day of FEBRUARY, 1984.

ESTATE OF FRANK HYDA, DECEASED

BY Fredrick Gerald Hyda  
Fredrick Gerald Hyda  
Personal Representative

STATE OF NEBRASKA )  
 ) ss.  
COUNTY OF SARPY )

The foregoing instrument was acknowledged before me on the 21<sup>st</sup> day of FEBRUARY, 1984 by Fredrick Gerald Hyda, Personal Representative of the Estate of Frank Hyda, Deceased.


**ROGER B. BRINK**  
 GENERAL NOTARY - State of Nebr.  
 My Commission Expires  
 MAY 14, 1987

~~Notary Public~~

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BOOK 159 OF Need  
PAGE 411  
1994 FEB 21 PM 2:32

*Carl F. Hübner*  
REGISTER OF BEES

NEBRASKA DOCUMENTARY.  
STAMP TAX  
FEB 21 1984  
BY *[Signature]*

01886

159-3293

CORRECTION  
SURVIVORSHIP WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That Fredrick Gerald Hyda and Lorraine A. Hyda, husband and wife, herein called the grantor whether one or more, in consideration of corection of error in deed filed at book 159, page 1313, received from grantees, does grant bargain, sell, convey and confirm unto Fredrick Gerald Hyda and Lorraine A. Hyda, husband and wife, as joint tenants with right of survivorship, and not as tenants in common, the following described real property in Sarpy County, to-wit:

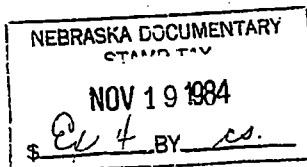
Southwest Quarter (SW1/4) Section 15, Twp. 13 N., Rge. 13 E of the 6th P.M., (157.78 acres); Tax Lot 1 in Section 22, Twp. 13 N., Rge. 13 E of the 6th P.M., (63.21 acres); and 9.61 acres in the NW1/4 SW1/4 Sec. 23, Twp. 13 N., Rge. 13 E of the 6th P.M., all in Sarpy County, Nebraska.

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 the grantor is lawfully seised of said premises; that they are free from encumbrance, except easements, covenants, and restrictions of record; 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 this 15<sup>th</sup> day of October, 1984.



FILED SARPY CO. NE  
BOOK 159 PAGE 3293  
1984 NOV 19 AM 11:28

Fredrick Gerald Hyda  
Grantor

Lorraine A. Hyda  
Grantor

STATE OF NEBRASKA  
COUNTY OF CASS  
REGISTER OF DEEDS  
SS.

On this 15<sup>th</sup> day of October, 1983, before me, the undersigned Notary Public, duly commissioned and qualified for in said county, personally came Fredrick Gerald Hyda and Lorraine A. Hyda, husband and wife, to me known to be the identical person or persons whose name is or names are affixed to the foregoing instrument and acknowledged the execution thereof to be his, her or their voluntary act and deed.

Witness my hand and Notarial Seal the day and year last above written.

ROCK E. BRINK  
GENERAL NOTARY - State of Nebr.  
My Commission Expires  
MAY 14, 1987

NOTARY PUBLIC

12803