

NO. 342-- WARRANTY DEED, VESTING ENTIRE TITLE IN SURVIVOR.

OMAHA PRINTING COMPANY

KNOW ALL MEN BY THESE PRESENTS, That Thomas D. Gensler and Karen O. Gensler, husband and wife

in consideration of One Dollar and other Valuable consideration -----(\$1.00)----- DOLLARS in hand paid, do hereby grant, bargain, sell, convey and confirm unto Leo W. Blumer and Dixie J. Blumer, husband and wife

as JOINT TENANTS, and not as tenants in common; the following described real estate, situate in the County of Washington and State of Nebraska, to-wit:

NEBRASKA DOCUMENTARY.  
STAMP TAX

NOV 26 1974

\$ 5.85 BY *kat*

FILED  
NOV 26 1974  
8:36 AM  
CHARLOTTE PETERS  
COUNTY CLERK  
WASHINGTON CO. NEBR.

Lot (10) in Pioneer Hills, a subdivision in Section 17, Township 17 North, Range 12 East of the 6th P.M. in Washington County, Nebraska, as surveyed, platted and recorded. and a One Eighteenth interest in and to the water system to be installed in said sub-division including an interest in the easements or water rights over Lots One (1) and Eight (8) of said sub-division and said grantees, their heirs and assigns will have the obligation to maintain and repair said water system in proportion to their ownership thereof.

together with all the tenements, hereditaments, and appurtenances to the same belonging, and all the estate, title, dower, right of homestead, claim or demand whatsoever of the said grantors, of, in or to the same, or any part thereof, subject to covenants, easements and restrictions of record, all regular taxes and subsequent special assessments.

IT BEING THE INTENTION OF ALL PARTIES HERETO, THAT IN THE EVENT OF THE DEATH OF EITHER OF SAID GRANTEEES, THE ENTIRE FEE SIMPLE TITLE TO THE REAL ESTATE DESCRIBED HEREIN SHALL VEST IN THE SURVIVING GRANTEE.

TO HAVE AND TO HOLD the above described premises, with the appurtenances, unto the said grantees as JOINT TENANTS, and not as tenants in common, and to their assigns, or to the heirs and assigns of the survivor of them, forever, and we the grantors named herein for ourselves and our heirs, executors, and administrators, do covenant with the grantees named herein and with their assigns and with the heirs and assigns of the survivor of them, that we are lawfully seized of said premises; that they are free from incumbrance except as stated herein, and that we the said grantors have good right and lawful authority to sell the same, and that we will and our heirs, executors and administrators shall warrant and defend the same unto the grantees named herein and unto their assigns and unto the heirs and assigns of the survivor of them, forever, against the lawful claims of all persons whomsoever, excluding the exceptions named herein.

IN WITNESS WHEREOF We have hereunto set our hands this \_\_\_\_\_ day of November A. D., 1974

In presence of

STATE OF NEBRASKA, COUNTY OF WASHINGTON | SS 2095  
ENTERED IN NUMERICAL INDEX AND FILED FOR RECORD  
THIS 26th DAY OF NOVEMBER 1974  
AT 8:36 O'CLOCK A.M. AND RECORDED IN BOOK  
63 AT PAGE 225

STATE OF NEBRASKA,

County of Douglas

COUNTY CLERK *Charlotte Peters*  
*Charles Schubert*

On this \_\_\_\_\_ day of November

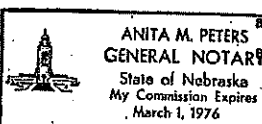
A. D., 1974, before me, a Notary Public in and for said County, personally came the above named Thomas D. Gensler and Karen O. Gensler, husband and wife

who are personally known to me to be the identical persons whose names

are affixed to the above instrument as grantors, and I

acknowledged said instrument to be their voluntary act and deed.

WITNESS my hand and Notarial Seal the date last aforesaid.



*Anita M. Peters* Notary Public.

My commission expires on the 1st day of March A. D., 1976