SURVIVORSHIP WARRANTY DEED



Clements B. Alger and Pauline M. Alger,

husband and wife , here

, herein called the grantor whether one or more,

in consideration of One Dollar and other valuable consideration received from grantees, does grant, bargain, sell convey and confirm unto

Lot Thirty (30) Windy Heights, an addition to the City of Omaha, as surveyed, platted and recorded, being a subdivision of and replat of Lot 10 Grand Park, an addition to the City of Omaha, Douglas County Nebraska.

Subject to the consolidated tax which was due January 1, 1963 pro-rated to this date.

An easement is reserved over the East 15 feet of this lot for the maintenance of sanitary and storm sewer lines,

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 except as above

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.

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Clements B. Alger and Pauline M. Alger, husband and wife

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