WARRANTY DEED--Vesting Entire Title In Survivor

Margaretha K. Lage and Gus E. Lage, wife and husband

To

Sam A. Moore and Ethel Esther Moore, husband and wife

Filed April 23, 1947 at 9:35 o'clock A. M.

Louis C. Farnberg, County Clerk

KNOW ALL MEN BY THESE PRESENTS,

That Margaretha K. Lage and Gus E. Lage, wife and husband in consideration of Eight Thousand and No/100 - - - - -DOLLARS in hand paid, do hereby grant, bargain, sell, convey and confirm unto Sam A. Moore and Ethel Esther Moore, 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:

The Northeast Quarter (NE¼) of the Southeast (SE¼), the South Half (S½) of the Northwest Quarter (NW¼) of the Southeast Quarter (SE¼) and the South Half (S½) of the Northeast Quarter (NE¼) of the Southwest Quarter (SW¼), of Section Eighteen (18), Township Eighteen (18) North, Range Twelve (12), East of the Sixth Principal Meridian, containing Eighty acres more or less, subject to Railroad Right of Way, and any Easements of record.

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

IT BEING THE INTENTION OF ALL PARTIES HERETO, THAT IN THE EVENT OF THE DEATH OF EITHER OF SAID GRANTEES, 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 21st day of April, A. D. 1947.

In presence of

Paul M Fisher

Margaret K. Lage

Gus E. Lage

STATE OF Nebraska)
) ss.
County of Washington)

On this 21st day of April A. D. 1947, before me, a Notary Public, in and for said County, personally came the above named Margaretha K. Lage and Gus E. Lage, wife and husband who are personally known to me to be the identical persons whose names affixed to the above instrument as grantors, and they acknowledged said instrument to be their voluntary act and deed.

WITNESS my hand and Notarial Seal the date last aforesaid.

Paul M Fisher Notary Public.

My commission expires on the 11th day of March A. D. 1952

(Notarial Seal)

Revenue Stamps $8.80 Cancelled

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Bk 65-314