

STATE OF NEBRASKA, County of .....

STATEMENT ATTACHED

Filed for record on ....., 19..... at ..... o'clock ..... M.

and recorded in the Deed Record ....., Page .....

NEBRASKA DOCUMENTARY STAMP TAX

Register of Deeds

By .....

Deputy Register of Deeds

SEP 29 1976

76-005561

SURVIVORSHIP WARRANTY DEED BY *CLR*

CLARENCE L. SHUDA AND VERNIE K. SHUDA, HUSBAND AND WIFE, EACH IN HIS AND HER OWN RIGHT AND AS SPOUSE OF EACH OTHER, , herein called the grantor whether one or more,

in consideration of FIFTY-SIX THOUSAND EIGHT HUNDRED SEVENTY-FIVE AND NO/100 DOLLARS received from grantees, does grant, bargain, sell convey and confirm unto

JERRY L. BENKER AND JEANNE M. BENKER, HUSBAND AND WIFE,

as joint tenants with right of survivorship, and not as tenants in common, the following described real

property in ..... HALL ..... County, Nebraska: LOT FORTY-ONE (41) IN RAVENWOOD SUBDIVISION, BEING A TRACT OF LAND COMPRISING A PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION THIRTEEN (13), TOWNSHIP ELEVEN (11) NORTH, RANGE NINE (9) WEST OF THE 6TH P. M., IN HALL COUNTY, NEBRASKA.

As further consideration for the conveyance of this real estate, grantees for themselves and heirs, administrators, executors, successors and assigns, do hereby covenant and agree that they will keep and maintain the brick pillar which serves as the entry monument for Ravenwood Subdivision and which is located on said real estate. This maintenance shall include mowing the weeds and grass adjacent to the pillar. In the event a fence is constructed along and against Bismark Road, it shall be on the lot line of stockade type no more or less than five foot in height. These covenants may be specifically enforced by the owners of any lot in the subdivision for whose benefit these covenants are hereby made.

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 easements 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 title to this real property shall vest in the surviving grantee.

Dated *Sept 27 1976*

*Clarence L. Shuda*  
CLARENCE L. SHUDA  
*Vernie K. Shuda*  
VERNIE K. SHUDA

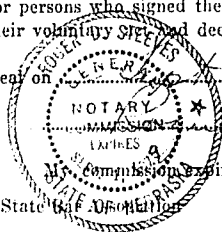
STATE OF *Nebraska*, County of *Hall*:

Before me, a notary public qualified for said county, personally came

CLARENCE L. SHUDA AND VERNIE K. SHUDA, HUSBAND AND WIFE, EACH IN HIS AND HER OWN RIGHT AND AS SPOUSE OF EACH OTHER,

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 *Sept 27* 19 *76*



*Clarence L. Shuda* Notary Public

My commission expires *Sept 1*, 19 *77*

5874 KW-2

Entered as Document No.

76-005561

Grantor           
Grantee           
Numerical           
I.V. 2 3 4

STATE OF NEBRASKA ) SS  
COUNTY OF HALL )

175 SEP 20 PM 4 29

*J. J. Anderson*  
RES. OF NEEDS

HOME FEDERAL

*8/1/09*

5874 RV-2