

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

and recorded in the Deed Record _____ Page _____

STATEMENT ATTACHED

Register of Deeds

By _____

Deputy Register of Deeds

NEBRASKA DOCUMENTARY
STAMP TAX

NOV 7 1978

\$22.00 BY *JLF*

78- 007309

SURVIVORSHIP WARRANTY DEED

HARLEY L. SANER and LAURA H. SANER, 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 TWENTY THOUSAND AND NO/100THS---(\$20,000.00)---DOLLARS

received from grantees, does grant, bargain, sell convey and confirm unto ELLARD R. FREDRICK and JOLENE M. FREDRICK, 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: A tract of land located in the Southeast Quarter of the Southwest Quarter (SE $\frac{1}{4}$ SW $\frac{1}{4}$) of Section Fourteen (14), Township Eleven (11) North, Range Ten (10) West of the 6th P.M., Hall County, Nebraska, more particularly described as follows: Beginning at the Southwest corner of the Southeast Quarter of the Southwest Quarter (SE $\frac{1}{4}$ SW $\frac{1}{4}$) of said Section Fourteen (14); thence N 0°56' E along the West line of the Southeast Quarter of the Southwest Quarter (SE $\frac{1}{4}$ SW $\frac{1}{4}$) of said Section Fourteen (14) a distance of 409.00 feet; thence S 89°11'30" E a distance of 274.34 feet; thence due South a distance of 409.00 feet to the South line of the Southeast Quarter of the Southwest Quarter (SE $\frac{1}{4}$ SW $\frac{1}{4}$) of said Section Fourteen (14); thence N 89°12' W a distance of 281.00 feet to the point of beginning; said tract containing 2.61 acres more or less of which 0.21 acres more or less is occupied by State Highway Right-of-Way.

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 seized of said premises; that they are free from encumbrance except for essements 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 November 4 1978*Harley L. Saner*

Harley L. Saner

Laura H. Saner

Laura H. Saner

STATE OF NEBRASKA, County of _____ Hall _____

Before me, a notary public qualified for said county, personally came HARLEY L. SANER and LAURA H. SANER, 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 November 4, 1978*Jo Rene M. Fredrick* Notary PublicMy commission expires June 27, 1982

Entered as Document No.

78-007309

Case No.
Grade
Number
1-2-2-1

78 NOV 7 AM 11 15

State of Arkansas
County of Hall

Register Of Deeds
JEAN FISHER

Jean Fisher

*Book 1
page 111*