

KNOW ALL MEN BY THESE PRESENTS, That Fern A. Thomas, an unmarried widow

MICROFILMED

, herein called the grantor whether one or more,

in consideration of ONE HUNDRED THIRTY-FIVE THOUSAND AND NO/100THS (\$135,000.00) DOLLARS

received from grantees, does grant, bargain, sell convey and confirm unto

Charles E. Fox and Mary A. Fox, 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 Five (5) and Fractional Lot Six(6) in Fractional Block One Hundred Five (105) in Railroad Addition to the City of Grand Island, Nebraska

STATEMENT ATTACHED

148.50 JGR

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 for 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 simple title to the real estate shall vest in the surviving grantee.

Dated December 1 1975

Fern A. Thomas

Fern A. Thomas

STATE OF Nebraska, County of Hall

Before me, a notary public qualified for said county, personally came Fern A. Thomas, an unmarried widow,

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 December 1, 1975



RUDOLF F. PLATE General Notary-State of Nebr. My Commission Expires September 10, 1978

Rudolf F. Plate Notary Public My commission expires Sept. 10, 1978

STATE OF Nebraska } ss. County Hall

Entered on numerical index and filed for record in the Register of Deeds Office of said County the 4th day of December, 1975 at 9 o'clock and 32 minutes A.M., and recorded in Book 180 of Deeds at page 371

JEAN FISHER Reg. of Deeds By James G. Gosh Deputy