## SURVIVORSHIP WARRANTY DEED

CHARLES G. WETZEL and JOSEPHINE F. WETZEL, husband and wife, herein called the Grantors, in consideration of FORTY-FIVE THOUSAND ONE HUNDRED AND NO/100 DOLLARS (\$45,100.00) received from Grantees, do grant, bargain, sell, convey and confirm unto JAMES J. WETZEL and PAMELA A. WETZEL, husband and wife, as joint tenants with right of survivorship and not as tenants in common, herein called the Grantees, the following-described real estate in Hall County, Nebraska:

> Lot Twenty-One (21), Wolfe's Subdivision in the City of Grand Island, Hall County, Nebraska.

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 Grantors do hereby covenant with the Grantees that Grantors are lawfully seized of said premises, that they are free from encumbrance; that they are conveyed subject to covenants, conditions, restrictions, reservations and easements of record; that Grantors have good right and lawful authority to convey the same; and that Grantors warrant 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.

STATE OF NEBRASKA

) ss:

COUNTY OF HALL

Before me, a Notary Public for said County, personally came Charles G. Wetzel and Josephine F. Wetzel, husband and wife, known to me to be the identical persons who signed the foregoing Survivorship Warranty Deed and acknowledged the execution thereof to be their voluntary act and deed.

Witness my hand and Notarial Seal on April 28 1983.

STATEMENT ATTACHED

NEBRASKA DOCUMENTARY STAMP TAX

MAY 1 7 1983

Entered as Document No.

83\_002462

Grantor

Grantor

Grantor

STATE OF HTTRASKA) SS
COUNTY OF SALL

1 2 3 4
STATE OF HTTRASKA) SS

James Watzel 4H Kennedy Ct. S. S. NE 68801