

Lot Seven (7) in Block Ten (10) of Jochnak's Addition to Grand Island, Nebraska, owned by said John Keim and Elizabeth Keim as Joint Tenants, not as tenants in common, with right of survivorship between them, subject to a Contract of Sale made by them with Allan C. Brown, Minnie E. Brown, Gene G. Newell and Yvette C. Newell as Joint Tenants on July 12, 1951, but which said proceeds were agreed to be sold for the sum of \$4,200.00, \$400.00 of which was paid down at the time of making said contract, and the balance with interest at 5% per annum was payable \$40.00 on August 14, 1951, and \$40.00 on the 14th day of each month thereafter until said full balance with interest has been paid, a Warranty Deed by said John Keim and Elizabeth Keim, each in his and her own right and as spouse of each other, to carry out said contract, is deposited in escrow with Herbert V. Mayer, 220 1/2 West Third Street, Grand Island, Nebraska;

and Government Bonds held jointly by decedent with others of the cash value of \$6,340.50 at the time of the death of said decedent;

The Court further finds that said Lot Eight (8) in Block Ten (10) of Jochnak's Addition to the City of Grand Island, in Hall County, Nebraska, hereinbefore described had in fact been sold by said decedent and Elizabeth Keim prior to his death and therefore was not owned by said decedent and said Elizabeth Keim as Joint Tenants at the time of the death of said John Keim; the Court further finds that according to the terms, conditions and provisions of said Last Will and Testament of said deceased, said property owned solely by said decedent was devised and bequeathed unto Elizabeth Keim in fee simple absolute.

SIXTH

The Court further finds that on the 19th day of December, 1942, an order of this Court was made barring the filing of all further claims against this estate and excluding the holders thereof from setting up or asserting any such claims against the estate.

SEVENTH

The Court further finds that on the 25th day of August, 1952, C. E. Cronin was appointed appraiser for inheritance tax purposes of this estate and on the 14th day of October, 1952, filed his report as such appraiser with this Court, and that according to said report, the real estate owned by said John Keim in his own right as of the time of his death was of the fair and reasonable market value of \$15,171.86, the real estate owned by said John Keim jointly with Elizabeth Keim, his wife, at the time of his death was of the fair and reasonable market value of \$4,750.00 and that the personal property owned jointly by said John Keim with his wife at the time of his death was of the fair and reasonable market value of \$10,216.79; the Court further finds that an error was made in ascertaining the balance due on the contract of sale of Lot Seven (7) in Block Ten (10) Jochnak's Addition to Grand Island as of the time of the death of said John Keim and that the correct balance owing at that time thereon was \$3,260.00 instead of \$3,254.42