



Nebr Doc Stamp Tax <u>01-21-201</u>6 Date \$ 144.00 By CC

ee amount: 10.00 B: <u>11</u>–15920

Received – DIANE L. BATTIATO Register of Deeds, Douglas County, NE 01/21/2016 16:09:30.00

## WARRANTY DEED

Return to: Nebraska Land Title & Abstract 15950 W. Dodge Rd., Suite 350 Omaha, NE 68118

Janice Stober, a single person ("Grantor"), in consideration of One Dollar and other valuable consideration received from Grantee, do convey unto

Don Woodruff, a married person,

("Grantee") the real estate (as defined in Neb. Rev. Stat. 76-201) described as follows:

11-15920

16-42360

Lot 4 in Block 6 in Hawthorne Addition and Lot 1, Block 15, West End Addition, an Addition to the City of Omaha, Douglas County, Nebraska

To have and to hold the Premises, together with all tenements, hereditaments and appurtenances thereto, herein granted unto the Grantee and to Grantee's successors and assigns forever.

GRANTOR covenants (jointly and severally, if more than one) with GRANTEE as follows:

\_ by Janice Stober.

- 1. Grantor is lawfully seized of said Premises and it is free from encumbrances, subject, however, to any restrictions, reservations, covenants, easements and agreements of record and subject to all regular taxes and special assessments;
- 2. Grantor has legal power and lawful authority to convey the same; and
- 3. Grantor warrants and will defend the title to said Premises against the lawful claims of all persons whosoever.

IN WITNESS WHEREOF, Grantor has hereunto signed as of the day of Molecular, 2015

Janiće Stober

State of Nebraska County of Douglas

The foregoing instrument was acknowledged before me this \_ , 20/5

Notary Public - Affix Seal to the Right

GENERAL NOTARY - State of Nebraska RHONDA K. VANCE My Comm. Exp. May 3, 2019

NLTA-O-1502731