

2655B

NEBRASKA DOCUMENTARY
STAMP TAX
NOV 10 1976
\$ 346⁵⁰ BY *KF*

WARRANTY DEED

COTNER INVESTMENT CORPORATION, A Nebraska corporation, herein called Grantor, whether one or more, in consideration of THREE HUNDRED FIFTEEN THOUSAND DOLLARS (\$315,000.00) receipt of which is hereby acknowledged, does hereby grant, bargain, sell convey and confirm unto ROBERT W. YORK and JOY E. YORK, husband and wife, herein called Grantee, whether one or more, the following described real estate to-wit:

The South 422.26 feet of Lot 63 of Irregular Tracts in the Northeast Quarter (NE 1/4) of Section 28, Township 10 North, Range 7 East of the 6th P.M. in Lincoln, Lancaster County, Nebraska

to have and to hold said premises together with all tenements, hereditaments and appurtenances thereto belonging, subject, however, to easements, covenants and restrictions of record, and subject to the following additional covenants and restrictions, which shall run with the said real estate and shall be binding upon all parties having or acquiring any right, title or interest thereon, or any part thereof, as follows:

- (A) Grantee shall install and maintain at his sole expense, sidewalks and a landscape screen across and upon the said real estate, in full compliance with the conditions, requirements and standards of the City of Lincoln.
- (B) Grantee shall install at his sole expense a storm sewer across the said real estate in full compliance with the conditions, requirements and standards of the City of Lincoln and which shall discharge on the remaining portion of Lot 63 I.T., S 28, T 10 N, R 6 E, no further than fifty (50) feet west of the 70th Street right of way.
- (C) Any building constructed upon the said real estate shall be set back at least fifty (50) feet from 70th Street.

unto Grantee and Grantee's heirs, successors and assigns forever.

It is the intent of all parties hereto that grantees take and receive title to said premises as joint tenants with right of survivorship and not as tenants in common and that in the event of the death of either, the entire title hereby conveyed shall vest in the surviving grantee and said surviving grantee's heirs, successors and assigns forever.

Grantor hereby warrants unto grantee and grantee's heirs, successors and assigns that grantor is lawfully seized of said premises and has good right and lawful authority to convey the same; that said premises are free and clear of all liens and encumbrances except as herein stated; and that grantor warrants and will defend the title to said premises against the lawful claims of all persons whomsoever.

WITNESS the execution hereof this 10 day of Nov, 1976.



COTNER INVESTMENT CORPORATION

By *[Signature]*

STATE OF NEBRASKA)
LANCASTER COUNTY) ss.

Before me, a notary public qualified for said county,
personally came Bernard Helgent known to me
to be the identical person who signed the foregoing instrument
as Vice President of Cotner Investment Corporation
and he did acknowledged the execution thereof to be his
voluntary act and deed and the voluntary act and deed of
said corporation.

WITNESS my hand and notarial seal on this 10 day of
November, 1976.

Robert Johnson

Michael Johnson
Notary Public

July 16,

X
MICRO-FILED
GENERAL

7 1/2 - 268, 1.5

LANCASTER COUNTY NEBR.
Kimberly L. Ferguson
REGISTER OF DEEDS

1976 NOV 10 PH 3:46

ENTERED ON
NUMERICAL INDEX
FILED FOR RECORD AS:

INST. NO. 76- 26555

\$6.25