

2013 01074

No.	Gen.	Nun.	Paged	
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dk		Register of Deeds		

STATE OF NEBRASKA } ss
 SALINE COUNTY
 Entered in numerical index and filed on
 record, the 7 day of June
 2013 at 9:00 o'clock A M. and recorded
 in Book 397 of Records Page 811

Gilda Kestaneh
 County Clerk

From and Return to:
 Clouse Real Estate
 131 Maple Street
 Friend, NE 68359
 Fee: \$ 10.00 paid (check)
 Doc. Stamp: \$27.00 paid (check)

JOINT TENANCY WARRANTY DEED

James Richard Taylor and Carolyn Mary Taylor, husband and wife Grantor, whether one or more, in consideration of One Dollar and other valuable consideration, receipt of which is hereby acknowledged, conveys to John C. Riley and Gloria J. Riley, husband and wife Grantees, as joint tenants and not as tenants in common, the following described real estate (as defined in Neb. Rev. Statute 76-201) in Saline County, Nebraska:

Lots One (1) and Two (2), and all of Lot Three (3) Except the West 15 feet thereof, Block Six (6), in J. J. Ainsworth's First Addition to Friend, Saline County, Nebraska.

Grantor covenants (jointly and severally, if more than one) with the Grantees that Grantor

- (1) is lawfully seised of such real estate and that it is free from encumbrances subject to easements, reservations, covenants, and restrictions of record
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend the title to the real estate against the lawful claims of all persons

Executed: June 6, 2013

James Richard Taylor
 James Richard Taylor

Carolyn Mary Taylor
 Carolyn Mary Taylor

State of Nebraska

County of SALINE

NEBRASKA DOCUMENTARY
 STAMP TAX
 Date 6-7-13
 \$ 27.00 By dk

The foregoing instrument was acknowledged before me on June 6, 2013

By James Richard Taylor and Carolyn Mary Taylor

Thomas D. Clouse
 (Notary)

STATE OF NEBRASKA

County of _____

GENERAL NOTARY - State of Nebraska
 THOMAS D. CLOUSE
 My Comm. Exp. Oct 1, 2013

Filed for record and entered in Numerical Index on _____

At _____ o'clock _____ M., and recorded in Book _____ Page _____

By: _____
 County or Deputy County Clerk
 Register of Deeds or Deputy Register of Deeds