

State of Nebraska)  
County of Seward )<sup>ss</sup>

Filed for record on February 8, 2016  
at 1:21 pm and recorded as Instrument  
Number 201600250,

*Sherry Schweitzer*

Sherry Schweitzer, County Clerk  
Fee:\$16.00  
2 page document

**AFTER RECORDING RETURN TO:**

Title Services  
PO Box 264  
Seward, NE 68434

**WARRANTY DEED**

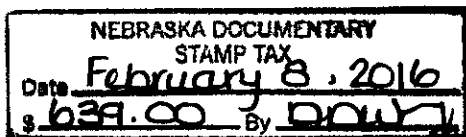
Underwood Construction Company, a Nebraska Limited Liability Company,  
GRANTOR, in consideration of One Dollar (\$1.00) and other good and valuable consideration,  
conveys to GRANTEE, Derek L Gardiner and Alycia M Gardiner, husband and wife, as joint  
tenants and not as tenants in common, the following described real estate (as defined in Neb.  
Rev. Stat. § 76-201):

Lot 2, Seward Heights Fifth Addition, City of Seward, Seward County, Nebraska

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

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

Executed: February 3<sup>rd</sup>, 2016.

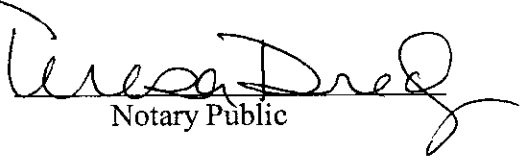


Underwood Construction Company, a  
Nebraska Limited Liability Company

*William A. Underwood*  
By William A. Underwood, Manager

STATE OF Nebraska )  
 )  
COUNTY OF Seward )

The foregoing instrument was acknowledged before me this 3<sup>rd</sup> day of February, 2016 by William A. Underwood, Manager of Underwood Construction Company, a Nebraska Limited Liability Company.

  
Notary Public

My Commission Expires: 5-4-2017

File No. TS047750P-

