

JOINT TENANCY WARRANTY DEED

LEOTA JOHNSON, Power of Attorney for LILLIAN A. PAYNE, Grantor, whether one or more, in consideration of ONE DOLLAR (\$1.00) AND OTHER VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, conveys to WILLIAM F. COLWELL and DARLENE D. COLWELL, Husband and Wife; as Joint Tenants with Right of Survivorship and not as tenants in common, the following described real estate (as defined in Neb. Rev. Stat. #76-201) in County, Nebraska:

LOT SIXTY (60), ORIGINAL TOWN OF HARVARD, CLAY COUNTY, NEBRASKA.

To have and to hold the above described premises together with all tenements, hereditaments and appurtenances thereto belonging unto the grantees as joint tenants.

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

[1] is lawfully seized 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: 28 Day of June, 1994.

NEBRASKA DOCUMENTARY STAMP TAX Date JUNE 28, 1994 \$ 24.50 By NANCY OVERTURF

Leota Johnson Power of attorney for Lillian A. Payne, grantor LEOTA JOHNSON, Power of Attorney for LILLIAN A. PAYNE, Grantor

STATE OF NEBRASKA)) SS. COUNTY OF CLAY)

Before me, a notary public qualified for said county, personal came LEOTA JOHNSON, Power of Attorney for LILLIAN A. PAYNE; known to me to be the identical person or persons who signed the foregoing instrument and acknowledged the execution thereof to be his, her or their voluntary act and deed.

Witness my hand and notarial seal on June 28, 1994.



[Signature] Notary Public

1994-00243