

Nebraska Documentary  
Stamp Tax  
Date May 24 2017  
\$ excise 58 By DJK/Dea

State of Nebraska ) No. 170585W  
County of Nemaha ) § Fees 10.00  
I hereby certify that this instrument was entered or  
numerical index and filed for record this 24 day  
of May, 2017 at 2:00 o'clock Pm. and  
recorded in Book No. 131 of Deeds at  
page 165  
Dave Oakley  
County Clerk or Deputy

**AFTER RECORDING RETURN TO:**  
Morrissey, Morrissey & Dalluge  
PO Box 597  
Tecumseh, NE 68450

### QUITCLAIM DEED

KEVIN J. WILKEN, Grantor, whether one or more, in consideration of ONE DOLLAR AND OTHER VALUABLE CONSIDERATION (\$1.00 & O.V.C.) receipt of which is hereby acknowledged, quitclaims and conveys to MELINDA M. PEARSON-WILKEN, a/k/a MELINDA M. PEARSON, Grantee, the following described real estate (as defined in Neb. Rev. Stat. § 76-201) in Nemaha County, Nebraska:

Lots Two and Three (2&3), Block One Hundred Ninety-seven (197), Neal's Addition to Peru, Nemaha County, Nebraska.

This conveyance is made pursuant to a Divorce Decree entered on or about May 16, 2017, in the District Court of Johnson County, Nebraska.

EXECUTED: May 12, 2017.

[Signature]  
KEVIN J. WILKEN

State of Nebraska, )  
County of Johnson. )ss.

The foregoing instrument was acknowledged before me on May 12, 2017, by Kevin J. Wilken.

GENERAL NOTARY - State of Nebraska  
BRUCE L. DALLUGE  
My Comm. Exp. August 26, 2019

[Signature]  
NOTARY PUBLIC

State of Nebraska } No. 111193 ✓ E-N-G-R-C-M-T-A  
 County of Nemaha } Fees: \$ 6.00  
 I hereby certify that this instrument was entered on numerical index and filed  
 for record this 10<sup>th</sup> day of November, 11 at 2:55 o'clock  
P m. and recorded in Bk. No. 125 of Books at page  
448  
Dave Takeley  
 County Clerk or Deputy

This document prepared by:  
 Fuller Law, 910 13<sup>th</sup> Street, Auburn, NE 68305

(after recording return to):  
 Auburn Abstract & Title Co, 910 13th Street, Auburn, NE 68305

## WARRANTY DEED

GERALDINE LOIS BRADY, A SINGLE PERSON, GRANTOR, in consideration of  
 One Dollar and other good and valuable consideration received from GRANTEE,  
 MELINDA M. PEARSON,  
 conveys to GRANTEE, the following described real estate, (as defined in Neb. Rev. Stat. 76-201):

Lots Two and Three (2 & 3), Block One Hundred Ninety-seven (197), Neal's  
 Addition to Peru, Nemaha County, Nebraska.

- GRANTOR covenants (jointly and severally, if more than one) with GRANTEE that GRANTOR:
- a. is lawfully seised of such real estate and that it is free from encumbrances, except easements, reservations, covenants and restrictions of record;
  - b. has legal power and lawful authority to convey the same; and
  - c. warrants and will defend title to the real estate against the lawful claims of all persons.

Executed: NOVEMBER 10, 2011.

<b>Nebraska Documentary Stamp Tax</b>	
Date: <u>11-10-2011</u>	By: <u>JLS</u>
\$ <u>168.75</u>	

Geraldine Lois Brady  
 \_\_\_\_\_  
 GERALDINE LOIS BRADY, Grantor

State of Nebraska, County of Nemaha -- ss.

The foregoing Warranty Deed was acknowledged before me on NOVEMBER 10, 2011, by GERALDINE LOIS BRADY, A SINGLE PERSON.

<b>GENERAL NOTARY - State of Nebraska</b> <b>BENJAMIN D. GERDES</b> My Comm. Exp. Aug. 28, 2014
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Ben Gerdes  
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 Notary Public  
 My commission expires August 29, 2014