

Dan Miller

REGISTER OF DEEDS

NOV 10 57 AM '96

044142

BURRS

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COLLID

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WARRANTY DEED

Eli Modenstein and Ann Modenstein, husband and wife

Grantor,

whether one or more, in consideration of One Dollar (\$1.00) and other good and valuable consideration

, receipt of which is hereby acknowledged, conveys to

Ron D. Romero and Dorothy T. Romero, individually and as tenants in common

Grantees,

the following described real estate (as defined in Neb. Rev. Stat. § 76-201) in Lancaster County, Nebraska:

Lots 3 and 4, Block 8, C.C. Burr's Subdivision of Lots 9, 10, 15, 16, 18, 23, and 26 in the Northwest Quarter (NW1/4) of Section 36, Township 10 North, Range 6 East of the 6th P.M., Lincoln, Lancaster County, Nebraska

NEBRASKA DOCUMENTARY STAMP TAX

NOV - 1 1996

\$533⁷⁵ BY 110

- 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: November 31, 1996

October

Eli Modenstein
Eli Modenstein

Ann Modenstein
Ann Modenstein

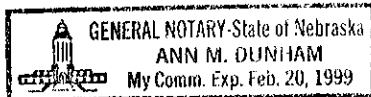
STATE OF Nebraska

COUNTY OF Lancaster

} ss:

The foregoing instrument was acknowledged before me on November 31, 1996 by Eli Modenstein and Ann Modenstein, husband and wife

Ann M. Dunham



575 BL

6230 Chiswick Ct. (6)