DEED OF LIFE ESTATE WITH REMAINDER

I, LAWRENCE A. WAGNER, Grantor, for good and valuable consideration received from the Grantees hereinafter named, do hereby convey as recited herein the following-described real property (as defined in *Neb. Rev. Stat.* §76-201):

Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6), Seven (7), Nine (9), Ten (10), Eleven (11), Twelve (12), Thirteen (13), Fourteen (14), and Fifteen (15), Wagner's Replat of Block Fourteen (14), Second Addition, in the Village of Dorchester, Saline County, Nebraska.

The aforesaid Lawrence A. Wagner shall have and hold the above-described property, together with the appurtenances and every part thereof, unto himself and his assigns for and during the natural life of the said Lawrence A. Wagner, and upon his death, then unto the Grantees, Joseph Edward Wagner, Danny Shane Wagner, Micheal Lawrence Wagner, and David Lee Wagner, the same to be theirs as tenants in common.

The undersigned hereby covenants that he is lawfully seised of such real estate and that it is free from encumbrances; that he has the legal power and lawful authority to convey the same; and that he will defend the title to the real property against the lawful claims of all persons.

Executed this 9th day of February, 1996.

NEBRASKA DOCUMENTARY
STAMP TAX
Date 2 - 13 - 96
\$ - 15 (5) by Sapa

Lawrence A. Wagner, Grantor

STATE OF NEBRASKA

ss.

COUNTY OF SALINE

The foregoing instrument was acknowledged before me by Lawrence A. Wagner, on this 94 day of February, 1996, as his voluntary act and deed.



Notary Public

STATE OF NEBRASKA, County of Saline

Filed for record and entered in Numerical Index on 2-13-96 at 9:00 o'clock A.M., and recorded in Deed Record 266, Page 870.

BY:

County-or Deputy Clerk

7+1 Dt

> From and Return Recorded Deed to: JOHNSON & SPINAR Attorneys at Law P.O. Box 7 Crete, NE 68333 CA430.RE Fee: \$12.00 paid