6471

WARRANTY DEED

Zoelma Thomas, a single person, by Janeen R. Bruner, Power of Attorney, Her Agent, Grantor, whether one or more, in consideration of Three Thousand Five Hundred Dollars and no/100ths ($3,500.00) receipt of which is hereby acknowledged, conveys to **Gary L. Nichelson**, Grantee, the following described real estate (as defined in Neb. Rev. Stat. §76-201) in Lancaster County, Nebraska:

Lot Twenty-nine (29) Block Eight (8), Lincoln Driving Park Company's First Subdivision, Lincoln, Lancaster County, Nebraska, commonly known as 2226 R Street, Lincoln, Nebraska.

Grantor covenants (jointly and severally, if more than one) with the Grantee 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: February 7, 1994.

ZOELMA THOMAS,

By: Janeen R. Bruner
Janeen R. Bruner, Power of Attorney
Her Agent

STATE OF NEBRASKA)
) ss
LANCASTER COUNTY)

The foregoing instrument was acknowledged before me on February 7, 1994, by Janeen R. Bruner, Attorney-in-Fact for Zoelma Thomas.

Bradley K. Buethe
Notary Public

GENERAL NOTARY-State of Nebraska
BRADLEY K. BUETHE
My Comm. Exp. May 3, 1995

FEB 8 94

BLOCK

CODE
L 50RPACO1

CHECKED

ENTERED

EDITED

LANCASTER COUNTY, NEB
REGISTER OF DEEDS

FEB 8 11 44 AM '94

$5.50

INST. NO. 94- 6471

E:Realest\Deeds\Warranty.2.2

Ck 5006 63963 + Ck 6471

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