

KNOW ALL MEN BY THESE PRESENTS, That ROBERT L. GILLIAM AND AUDREY J. GILLIAM (HUSBAND AND WIFE)

herein called the grantor whether one or more, in consideration of ONE DOLLAR AND OTHER GOOD AND VALUABLE CONSIDERATION. received from grantees, does grant, bargain, sell convey and confirm unto WILLIAM D. LOPER AND JANET L. LOPER. (HUSBAND AND WIFE)

as joint tenants with right of survivorship, and not as tenants in common, the following described real property in LANCASTER County, NEBRASKA LOT 3, BLOCK 1, GREEN ACRES, LINCOLN LANCASTER COUNTY NEBRASKA ALSO KNOWN AS 2000 WEST VAN DORN STREET. A plat of a parcel of land described as Lots One Hundred Twelve (112) and One Hundred Fourteen (114), Irregular Tracts in the Southeast Quarter (SE 1/4) of the the Southwest Quarter (SW 1/4) of Section 33, Township 10 North Range 6 East of the 6th P.M.

To have and to hold the above described premises together with all tenements, hereditaments and appurtenances thereto belonging unto the grantees and to their assigns, or to the heirs and assigns of the survivor of them forever.

And grantor does hereby covenant with the grantees and with their assigns and with the heirs and assigns of the survivor of them that grantor is lawfully seised of said premises; that they are free from encumbrance EXCEPT EASEMENTS AND RESTRICTIONS OF RECORD.

that grantor has good right and lawful authority to convey the same; and that grantor warrants and will defend the title to said premises against the lawful claims of all persons whomsoever.

It is the intention of all parties hereto that in the event of the death of either of the grantees, the entire fee simple title to the real estate shall vest in the surviving grantee.

Dated JUNE 2 1977

Handwritten signatures of Robert L. Gilliam and Audrey J. Gilliam

NEBRASKA DOCUMENTARY STAMP TAX JUN 6 1977 \$66.55 BY 60

STATE OF NEBRASKA, County of LANCASTER

Before me, a notary public qualified for said county, personally came ROBERT L. GILLIAM AND AUDREY J. GILLIAM (HUSBAND AND WIFE)

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.

Notary seal for James L. Sanders, State of Nebraska, expires April 8, 1980

Witness notary and notarial seal on JUNE 2 1977 James L. Sanders Notary Public My commission expires April 8th 1980

STATE OF County Entered on number day of and recorded in Book

LANCASTER COUNTY NEBR. Register of Deeds 1977 JUN -6 PM 1:54

ter of Deeds Office of said County the and minutes M. \$3.25 Reg. of Deeds Deputy

INDEXED MICRO-FILED GENERAL

ENTERED ON NUMERICAL INDEX FILED FOR RECORD AS INST. NO. 77 13883

Handwritten initials

of the subject matter of this action.

4. That neither party is a member of the Armed Forces of the United States or its allies.

5. That neither party is now a party to any other pending actions for divorce, separation or dissolution of marriage.

6. That no children have been born as issue of this marriage.

7. That, in response to the petitioner's Petition seeking a dissolution of the parties' marriage, the respondent filed a "Responsive Pleading and Petition for Conciliation" wherein she requested the Court to enter an order requiring the parties to enter into reconciliation efforts. Although the petitioner filed no response to the respondent's request for reconciliation, he strenuously opposed any further attempts at reconciliation by means of his trial testimony.

Neb. Rev. Stat. § 42-360 (Reissue 1978), as originally enacted, stated as follows:

No decree shall be entered under sections 42-347 to 42-379 unless the court finds that every reasonable effort to effect reconciliation has been made. Proceedings filed pursuant to sections 42-347 to 42-379 shall be subject to transfer to a conciliation court pursuant to section 42-822 or 42-823, in counties where such a court has been established. In counties having no conciliation court, the court hearing proceedings under sections 42-347 to 42-379 may refer the parties to qualified marriage counselors or family service agencies, or other persons or agencies determined by the court to be qualified to provide conciliation services, if the court finds that there appears to be some reasonable possibility of a reconciliation being effected.

In 1984, this statute was amended to read as follows, which is the current status of the law:

No decree shall be entered under sections 42-237 to 42-379 unless the court finds that every reasonable effort to effect reconciliation has been made. Proceedings filed pursuant to sections 42-347 to 42-379 shall be subject to transfer to a conciliation court pursuant to section 42-822 or 42-823, in counties where such a court has been established. In counties having no conciliation court, the court hearing proceedings under sections 42-347 to 42-379 may refer the parties to qualified marriage counselors or family service agencies, or other persons or agencies determined by the court to be qualified to provide conciliation services, if the court finds that there appears to be some reasonable possibility of a reconciliation being effected. In no case shall the court order marriage counseling upon the request of only one of the parties to the dissolution or his or her attorney. If both parties agree to attend counseling but do not agree on an assignment of the costs of such counseling, the court, after receiving an application for such costs and upon a showing that the parties cannot agree on an assignment of such costs, shall assign such costs in a temporary or permanent order.

Neb. Rev. Stat. § 42-360 (Reissue 1988) (emphasis added).

Neb. Rev. Stat. § 42-361(2) (Reissue 1988) provides as follows:

(2) If one of the parties has denied under oath or affirmation that the marriage is irretrievably broken, the court shall consider all relevant factors, including the circumstances that gave rise to the filing of the petition and the prospect of reconciliation and shall make a finding whether the marriage is irretrievably broken.

With the current state of the Nebraska law and based upon the testimony of the petitioner, the Court cannot and will not order that the parties enter into further reconciliation efforts. Even assuming, arguendo, that ordering

reconciliation was an option available to the Court, the facts in this case would not warrant any further attempts. Accordingly, the Court specifically finds, from the evidence, that every reasonable effort to affect reconciliation has been made, without success, and, further, that the marriage of the petitioner and the respondent is irretrievably broken.

8. That, considering the criteria set forth in Neb. Rev. Stat. § 42-365 (Reissue 1988) and the facts of the instant case, this is not an appropriate case for the award of alimony.

9. That the petitioner should receive as his sole and exclusive property the following described property and he should assume any indebtedness thereon and hold the respondent harmless with respect thereto, to wit:

- a. The duplex at 3007-09 P Street, Lincoln, Nebraska;
- b. the duplex at 1244 Clearview, Lincoln, Nebraska; c. the 1987 motor home;
- d. the 1969 Corvette;
- e. the 1978 pickup;
- f. his Lutheran life insurance policy;
- g. his retirement/pension plan;
- h. the bedroom set he requested;
- i. the player piano;
- j. the bar with wall mirror;
- k. the air compressor;
- l. his tools;
- m. the Coke pop machine;
- n. the fireplace and chimney; and

o. his personal effects

Those items described herein awarded to the petitioner in the respondent's possession are to be made available for the petitioner to pick up, in the same condition as at the time of trial, within three (3) weeks from the date hereof, unless otherwise mutually agreed upon between the parties.

10. That the respondent should receive as her sole and exclusive property the following described property and she should assume the indebtedness thereon and hold the petitioner harmless with respect thereto, to wit:

- a. The family residence at 2000 West Van Dorn, Lincoln, Nebraska;
- b. the 1971 Dodge;
- c. the telephone company credit union account;
- d. the Christmas Club account;
- e. the Shaklee stock;
- f. the Lincoln Telephone and Telgraph stock;
- g. her Lutheran life insurance policy; and
- h. all personal property in her possession not specifically awarded herein to the petitioner.

11. That the petitioner should assume and pay in full the two (2) Visa accounts identified as numbers 4413 and 4418 and the respondent should assume and pay in full the account identified as Visa-Mastercard 4408-5418. Each party should hold the other party harmless with respect to these debts.

12. That, due to the disparity of the equity position of the parties by the Court's distribution of assets and liabilities, the petitioner should be awarded a judgment

against the respondent in the sum of \$12,000 due and payable when the family residence is sold, the respondent no longer lives in the family residence, the respondent refinances the existing debt on the family residence or March 1, 1994, whichever occurs first. Said sum is to draw interest at the rate of 6 per cent simple interest per annum until paid. If, however, payment is not made as provided for herein, interest will accrue from the date hereof, until paid in full, at the rate of 10.16 per cent simple interest per annum.

13. That each party should pay his/her own respective attorney's fees and costs incurred as a result of this dissolution action.

WHEREFORE, IT IS ORDERED, ADJUDGED AND DECREED BY THE COURT:

a. That the marriage of the petitioner, William D. Loper, and the respondent, Janet L. Loper, be, and the same hereby is, dissolved, with this Decree becoming final and operative, except for the purpose of review by appeal, without any further action of the Court, on either the date of death of one of the parties to the dissolution or six (6) months after the Decree is rendered, whichever occurs first. If the Decree becomes final and operative upon the death of either of the parties, the Decree shall be treated as if it became final and operative the day it was rendered.

b. That the property division and debt distribution set forth herein in the Court's findings be, and the same hereby are, incorporated herein by reference and the parties are ordered to perform and abide by the terms thereof and,

further, if the documents, certificates of title or other like instruments and conveyances necessary to effectuate and carry out the terms and intent of said property division are not, for any reason whatsoever, signed by the parties, then, and in that event, this Decree may be utilized by either party as such document, certificate of title, deed or other like instrument and conveyance necessary to effectuate and carry out the terms and intent thereof.

c. That the respondent be, and hereby is, ordered to pay to the petitioner, through the Clerk of the District Court of Lancaster County, Nebraska, as property division, the sum of \$12,000, said sum due and payable when the family residence is sold, the respondent no longer resides in the family residence, the respondent refinances the existing debt on the family residence or March 1, 1994, whichever occurs first. Said sum shall draw interest at the rate of 6 per cent simple interest per annum until paid. If, however, payment is not made as ordered, interest shall accrue from the date hereof, until paid in full, at the rate of 10.16 per cent simple interest per annum.

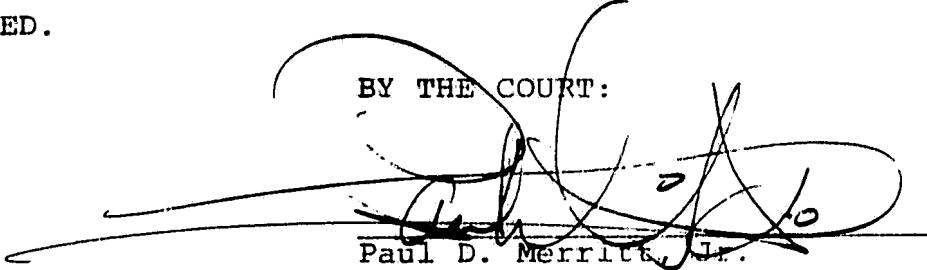
d. That each party be, and hereby is, ordered to pay his/her own respective attorney's fees and costs incurred as a result of this dissolution.

e. That either party to this action ordered to pay a judgment as part of the dissolution proceedings is hereby required to furnish to the Clerk of the District Court of Lancaster County his/her address, telephone number and social security number, the name of his/her employer and any other

information the Court shall deem relevant until such judgment shall be paid in full. Said party is also required to advise the Clerk of any changes in such information between the time of entry of the Decree and the payment of the judgment in full. Failure to comply with the provisions of this section shall be punishable by contempt.

SO ORDERED.

BY THE COURT:



Paul D. Merritt, Jr.
District Judge

IN THE DISTRICT COURT OF LANCASTER COUNTY, NEBRASKA

-CERTIFICATE-

I, Marjorie A. Hart, Clerk of the District Court of Lancaster County, Nebraska, do hereby certify that the foregoing is a full and correct copy of the original instrument duly filed and of record in this Court.

This certificate, which bears the seal of the District Court of Lancaster County, Nebraska, was signed on July 31 1989

Marjorie A. Hart
Clerk of the District Court

By Shirley A. Crocker
Deputy

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REGISTRY OF DEEDS
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INST. NO. 89 21076

FILED
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HSIP-5205(1), S. Coddington Ave & W. Van Dorn St., T.C. 702661
Tract 2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT I or We, **JANET L. LOPER**, a single person herein called the "*Grantor*", whether one or more, in consideration of **TWO HUNDRED FIFTY AND NO/100 DOLLARS (\$250.00)**, received from *Grantee*, do hereby, grant, bargain, sell, convey and confirm unto **CITY OF LINCOLN, NEBRASKA, a municipal corporation**, herein called the "*Grantee*", whether one or more, the following described real property in Lancaster County, Nebraska:

A portion of Lot 3, Block 1, Green Acres, Lincoln, Lancaster County, Nebraska, more particularly described as follows:

Beginning at the Southeast corner of said Lot 3; thence S 87°56'00.45" W, along the South line of said Lot 3, a distance of 19.77 feet; thence N 29°25'33.97" E, a distance of 37.69 feet to a point on the East line of said Lot 3; thence S 02°03'59.55" E, along said East line, a distance of 32.14 feet to the Point of Beginning, containing an area of 317.72 square feet, (0.01 acres), more or less.

To have and to hold the above described premises together with all tenements, hereditaments and appurtenances thereto belonging unto the *Grantee* and to *Grantee's* heirs and assigns forever.

And the *Grantor* does hereby covenant with the *Grantee* and with *Grantee's* heirs and assigns that *Grantor* is lawfully seized of said premises; that they are free from encumbrances, except easements and restrictions of record; that *Grantor* has good right and lawful authority to convey the same; and that *Grantor* warrants and will defend the title to said premises against the lawful claims of all persons whomsoever.

CHARGE TO PUU, RETURN
TO JENNIE, REAL ESTATE

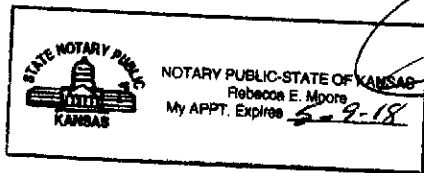
Dated this 5 day of January, 2017.

Janet L. Loper
Janet L. Loper

STATE OF Kansas)
COUNTY OF Shawnee) SS:

The foregoing instrument was acknowledged before me on the 5 day of January, 2017, by **Janet L. Loper**, a single person.

(SEAL)



Rebecca E. Moore
Notary Public