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State of Nebraska Gage County ss. Entered
Numerical Index and filed for record the
20 day of Dec, 2012
at 08:35 o'clock AM, and recorded as
INSTRUMENT NO. **2012-04055**

Ruth E. Siemal

Pages 1 By RS
Recording Fees \$6.00
Totals Fees \$204.00

WARRANTY DEED

KNOW THAT ALL MEN BY THESE PRESENTS THAT Rick L. Sanne and Debra K. Sanne, husband and wife, herein called the grantor whether one or more, in consideration of **One Dollar and other valuable consideration** received from grantees, do hereby bargain, sell, convey, and confirm unto **Todd R. Manes, a single person** the following described real property in **Gage County, Nebraska**:

Lot One (1) and the East Half of Lot Two (2), Block Thirty-three (33), Smith Brother's Addition to the City of Beatrice, Gage County, Nebraska.

To have and hold above described premises together with all tenements, hereditaments and appurtenances thereto belonging unto the grantees and their assigns.

And the grantor does hereby covenant with the grantees and their assigns that grantor is lawfully seized of said premises; that they are free from any encumbrance **except covenants, easements and restrictions of record; all regular taxes and special assessments, except those levied or assessed subsequent to date hereof**; 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.

Executed December 19, 2012.

Rick L. Sanne
Rick L. Sanne

Debra K. Sanne
Debra K. Sanne

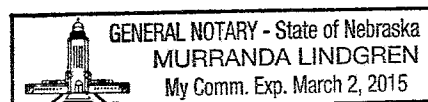
State of Nebraska

§

County of Gage

The foregoing instrument was acknowledged before me this 19th day of December, 2012 by **Rick L. Sanne and Debra K. Sanne, husband and wife.**

Murmanda Lindgren
Notary Public



0314636

Please Return recorded document to:
Nebraska Title Company
629 Court Street
Beatrice, NE 68310