

WARRANTY DEED

GLEN E. MANSKE AND MARGARET MANSKE, Husband and Wife, GRANTOR, whether one or more, in consideration of Twenty-Six Thousand Five Hundred Fifty-Six Dollars and No/100 (\$26,556.00), and other valuable consideration, receipt of which is hereby acknowledged, conveys to SENTRY ELECTRIC, INC., A Nebraska Corporation, GRANTEE, the following-described real estate (as defined in Neb.Rev.Stat. §76-201) in Lancaster County, Nebraska:

The North Half (N 1/2) of Lot 3, Crescent Glen Industrial Park, Lincoln, Lancaster County, Nebraska.

Grantee shall assume and pay the remaining balances of all special assessments, including, but not limited to, the following:

- a. Paving District #2434 levied July 28, 1980.
- b. Paving District #2463 levied July 28, 1980.
- c. Water District #1019 levied March 12, 1979.
- d. Ornamental Lighting District #254 recorded May 3, 1988.

Grantor covenants (jointly and severally, if more than one) with the Grantee that Grantor:

- (1) is lawfully seised of such real estate and that it is free from encumbrances except easements and restrictions of record, and except the special assessments referred to above and subject to all unpaid real estate taxes, all of which Grantee shall assume and pay;
- (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: April 21, 1995.

NEBRASKA DOCUMENTARY
STAMP TAX

APR 28 1995

\$4735 BY ME

Glen E. Manske
Glen E. Manske

Margaret Manske
Margaret Manske

STATE OF NEBRASKA)
) ss.
COUNTY OF LANCASTER)

The foregoing instrument was acknowledged before me on April 21, 1995, by Glen E. Manske and Margaret Manske, husband and wife.

GENERAL NOTARY-State of Nebraska
STACY A. HUNTER
My Comm. Exp. Jan. 2, 1996

Stacy A. Hunter
Notary Public

LANCASTER COUNTY, NEB
Dunfield
REGISTER OF DEEDS

\$5.50

BLOCK NO
CODE
C.R. 6/25/95
CHECKED
INDEXED
EDITED

APR 28 2 52 PM '95

INST. NO 95 11265