

**Prepared By:**  
 madison c ward  
 510 chicago street  
 beaver crossing, Nebraska 68313

From and  
**After Recording Return To:**  
 Ted Ward  
 224 south court street  
 wilber, Nebraska 68465  
 Fee: \$ 28.00 paid (cash)

STATE OF NEBRASKA } ss  
 SALINE COUNTY }  
 Index No. 2017-02178  
 Entered in numerical index and filed on  
 record, the 26 day of December  
20 17 at 8:00 o'clock AM. and recorded  
 in Book 428 of Records, Page 465-468  
*Anita Bartels, Deputy*  
 County Clerk

NEBRASKA DOCUMENTARY  
 STAMP TAX  
 Dec 26, 2017  
 Exempt-12 By: DK

No.	Gen.	Num.	Paged	ROD
#1		✓	✓	✓
dk Register of Deeds				

SPACE ABOVE THIS LINE FOR RECORDER'S USE

## QUITCLAIM DEED

On October 30, 2017 THE GRANTOR(S),

- madison c ward and theodore e ward, a formerly married couple who were divorced on July 18, 2016,

for and in consideration of: One Dollar (\$1.00) and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

- Theodore E Ward, a single person, residing at 224 south court street, wilber, saline County, Nebraska 68465

the following described real estate, situated in wilber, in the County of saline, State of Nebraska:

Legal Description: See attached *Schedule A*

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

Tax Parcel Number: 760021104

Mail Tax Statements To:

Ted Ward

224 south court street

wilber, Nebraska 684105

[SIGNATURE PAGE FOLLOWS]

**Grantor Signatures:**

DATED: Dec 12, 2017

Madison C Ward

madison c ward  
510 chicago street  
beaver crossing, Nebraska  
68313

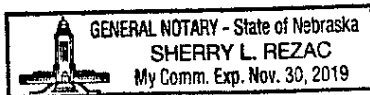
DATED: 12-21-17

Theodore Ward

theodore e ward  
224 south court street  
wilber, Nebraska  
68465

STATE OF NEBRASKA, COUNTY OF SALINE, ss:

This instrument was acknowledged before me on this 12 day of December 2017,  
\_\_\_\_\_ by madison c ward.



Sherry L. Rezac  
Notary Public

Notary  
Title (and Rank)

My commission expires 11-30-19

STATE OF NEBRASKA, COUNTY OF SALINE, ss:

This instrument was acknowledged before me on this 21st day of December,  
2017 by theodore e ward.



Theresa A. Uher  
Notary Public  
Signature of person taking acknowledgment

Loan Assistant  
Title (and Rank)

My commission expires 4-22-18

**SCHEDULE A**  
**LEGAL DESCRIPTION OF REAL PROPERTY**  
LT 243 Original town of WILBER

No.	Gen.	Num.	Paged	
#1				
dk Register of Deeds				

Submitted by: Nebraska Title Company - Beatrice  
\$5.50

2012-02483  
STATE OF NEBRASKA } SS  
SALINE COUNTY

Entered in numerical index and filed on record, the 20 day of December 2012 at 08:00 o'clock AM and recorded in Book 394 of REC Page 74

*Orvide Kstanek*

County Clerk

Electronically Recorded By: drk

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date: 12/20/12  
\$ 279.00 By drk

## SURVIVORSHIP WARRANTY DEED

**KNOW THAT ALL MEN BY THESE PRESENTS THAT** Kevin R. Miller and Debra J. Miller 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 Theodore Ward and Madison C. Ward husband and wife, as joint tenants with right of survivorship, and not as tenants in common, the following described real property in Saline County, Nebraska:

Lot Two Hundred Forty-three (243), Original Town of Wilber, Saline County, Nebraska.

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

And the grantor does hereby covenant with the grantees and their assigns and with the heirs and assigns of the survivor of them 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.

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.

Executed December 15<sup>th</sup>, 2012.

*Kevin R. Miller*  
\_\_\_\_\_  
KEVIN R. MILLER

*Debra J. Miller*  
\_\_\_\_\_  
DEBRA J. MILLER

STATE OF Texas

COUNTY OF Denton

The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of December, 2012 by Kevin R. Miller and Debra J. Miller husband and wife.

*Stephen Dale Becker*  
\_\_\_\_\_  
Notary Public

0314916

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

