

1801 d 76

JOINT TENANCY WARRANTY DEED

KLEMENS E. GUSTAFSON and BARBARA J. GUSTAFSON, Husband and Wife,

GRANTOR, in consideration of

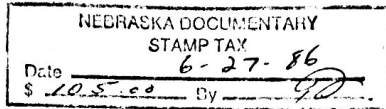
Seventy Thousand (\$70,000.00) ----- DOLLARS received from GRANTEES,

DONALD J. SCHNIER and JANICE R. SCHNIER, Husband and Wife,

conveys to GRANTEES, as joint tenants and not as tenants in common, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The South Fifteen Feet (S 15') of Lots One (1), Two (2) and Three (3), and the North Forty Feet (N 40') of Lots Eight (8), Nine (9) and Ten (10), and that portion of the vacated alley lying adjacent to the above-described real estate in Block Two (2), Brumback's First Addition to the City of Beatrice, Gage County, Nebraska;

The North One Hundred Twenty-Five feet (N 125') of Lots One (1) and Two (2), in Block Two (2), Brumback's First Addition, an Addition to the City of Beatrice, Gage County, Nebraska.



GRANTOR covenants (jointly and severally, if more than one) with GRANTEES that GRANTOR:

- (1) is lawfully seised of such real estate and that it is free from encumbrances, subject, however, to liens and encumbrances of record, if any;
(2) has legal power and lawful authority to convey the same;
(3) warrants and will defend title to the real estate against the lawful claims of all persons.

Executed JUNE 19 19 86

[Signature of Klemens E. Gustafson]

Klemens E. Gustafson

[Signature of Barbara J. Gustafson]

Barbara J. Gustafson

TEXAS)
STATE OF NEBRASKA)
COUNTY OF BEXAR) ss.

The foregoing instrument was acknowledged before me on June 20 19 86 by Klemens E. Gustafson and Barbara J. Gustafson, Husband and Wife.



[Signature of Dennis A. Pate]
Notary Public
My commission expires 11-18-86

STATE OF NEBRASKA, County of GAGE

Filed for record and entered in Numerical Index on June 27, 19 86 at 4:05 o'clock P.M., and recorded in Deed Record . 229, Page . 221 . . .

Fee: \$5.50 Paid & Return: CFS Mortgage Corp.
Return: ATTN: Mtge. Loan Set-up Dept., Box 1103 DTS
Omaha, NE 68101

[Signature of Register of Deeds]
Register of Deeds