

WASHINGTON COUNTY, STATE OF NEBRASKA

INSTRUMENT NO. 2017-03962

Karen A. Madsen

REGISTER OF DEEDS

Recorded	_____
General	_____
Abstracted	_____
Photostat	_____
Proced	_____
Deemed	_____

FILED

2017 DEC -7 PM 3:36

KAREN A. MADSEN
WASHINGTON COUNTY
REGISTER OF DEEDS
BLAIR, NE

NEBRASKA DOCUMENTARY STAMP TAX
Date <u>December 7 2017</u>
\$ <u>895.50</u> By <u>Km</u>

WARRANTY DEED

Record and return to: Blair Abstract & Title Company, 1904 South St., Ste 105, Blair, NE 68008

KNOW ALL MEN by these presents that, **Renee S. Coates and Kevin L. Coates, wife and husband**, herein called the grantor whether one or more, in consideration of One Dollar and other valuable consideration received from grantee, do hereby grant, bargain, sell, convey and confirm unto **Kenneth E. Dreessen, Trustee of The Restated Kenneth E. Dreessen Revocable Trust Agreement dated October 5, 2017**, herein called the grantee whether one or more, the following described real property in Washington County, Nebraska:

The Northeast Quarter of the Southeast Quarter (NE1/4SE1/4) and Tax Lot 10, all in Section 33, Township 17 North, Range 11 East of the 6th P.M., Washington County, Nebraska.

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 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 this 28 day of November 2017

Renee S. Coates

 Renee S. Coates
Kevin L. Coates

 Kevin L. Coates

STATE OF Nebraska

COUNTY OF Washington

The foregoing instrument was acknowledged before me this 28 day of November 2017, by Renee S. Coates and Kevin L. Coates, wife and husband.

Notary Public, State and County aforesaid

Jenaca Camden Stevens

 Notary Signature

JENACA CAMDEN STEVENS
 Notary Printed Signature

My commission expires: 2-26-2019

