

89-27503 MW

# JOINT TENANCY WARRANTY DEED

ALSO KNOWN AS JACQUELINE L. SNYDER,  
 RAYMOND SNYDER AND JACKIE SNYDER, /HUSBAND AND WIFE , Grantor, whether one or more,  
 in consideration of ONE DOLLAR (\$1.00) AND OTHER VALUABLE CONSIDERATION-----  
 -----, receipt of which is hereby acknowledged, conveys to  
 ALAN L. FLUCKEY AND SUSAN E. CHADWICK, SINGLE PERSONS , Grantees,  
 as joint tenants and not as tenants in common, the following described real estate (as defined

in Neb. Rev. Stat. § 76-201) in LANCASTER County, Nebraska:  
 A PART OF LOT 32 IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 9 NORTH,  
 RANGE 7 EAST OF THE 6TH P.M., LANCASTER COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS: COMMENCING  
 AT THE SOUTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER; THENCE WESTERLY ALONG THE  
 SOUTH LINE OF THE SAID WEST HALF OF THE SOUTHEAST QUARTER, A DISTANCE OF 325.0 FEET; THENCE  
 NORTHERLY DEFLECTING RIGHT 89 DEGREES 40 MINUTES, A DISTANCE OF 50.0 FEET TO THE POINT OF  
 BEGINNING; THENCE CONTINUING ALONG THE LAST DESCRIBED COURSE A DISTANCE OF 653.5 FEET;  
 THENCE EASTERLY DEFLECTING RIGHT 90 DEGREES 20 MINUTES, A DISTANCE OF 325.0 FEET TO THE EAST  
 LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER; THENCE NORTHERLY ALONG SAID EAST LINE A  
 DISTANCE OF 644.5 FEET; THENCE WESTERLY DEFLECTING LEFT 89 DEGREES, 40 MINUTES AND PARALLEL  
 WITH THE SOUTH LINE OF THE WEST HALF SOUTHEAST QUARTER, A DISTANCE OF 875.0 FEET, THENCE  
 SOUTHERLY DEFLECTING LEFT 90 DEGREES 20 MINUTES AND PARALLEL WITH THE EAST LINE OF THE  
 WEST HALF OF THE SOUTHEAST QUARTER, A DISTANCE OF 1298.0 FEET TO A POINT 50.0 FEET NORTH  
 OF THE SOUTH LINE OF SAID WEST HALF OF THE SOUTHEAST QUARTER; THENCE EASTERLY AND PARALLEL  
 WITH SAID SOUTH LINE, A DISTANCE OF 550.0 FEET TO THE POINT OF BEGINNING.

GRANTOR HEREBY RESERVES AN EASEMENT FOR RIGHT OF INGRESS AND EGRESS OVER AND ACROSS THE  
 WEST 30 FEET OF THE PARCEL OF LAND HEREIN CONVEYED.

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

- (1) is lawfully seised of such real estate and that it is free from encumbrances subject to easements, reservations, covenants and restrictions of record
- (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: August 31, 1989

*Raymond Snyder*  
 Raymond Snyder

*Jacqueline L. Snyder*  
 Jackie Snyder

State of ...Nebraska.....

County of ...Lancaster.....

The foregoing instrument was acknowledged before me on August 31, 1989  
 also known as Jacqueline L. Snyder,  
 by .... Raymond Snyder and Jackie Snyder, /Husband and Wife



STATE OF NEBRASKA  
 County of .....

Filed for record and entered in Numerical Index on .....

BLOCK

at .... o'clock ....M., and recorded in Deed Record ....., Page .....

CODE

By: .....  
 County or Deputy County Clerk  
 Register of Deeds or Deputy Register of Deeds

LANCASTER COUNTY, NEBR.

*Don J. [Signature]*

REGISTER OF DEEDS

89 SEP -1 PM 2:55

\$5.50

NEBRASKA DOCUMENTARY  
 STAMP TAX

SEPT 01 89

9150 BY [Signature]

INST. NO. 89 25108

NT (Home RE Rd)